

Heritage Statement

Heritage Statement
Facade Remediation

This application pertains to the remediation and repair of the historic façades. The decorative masonry and terracotta on the principal façades is deteriorating and has been behind netting to prevent further instances of falling masonry. The facade works were identified in the Planned Preventative Maintenance schedule produced for the GLA by Avison Young in 2023 as being of high priority, which was informed by a survey undertaken by PAYE in 2022 (included in full in the appendix).

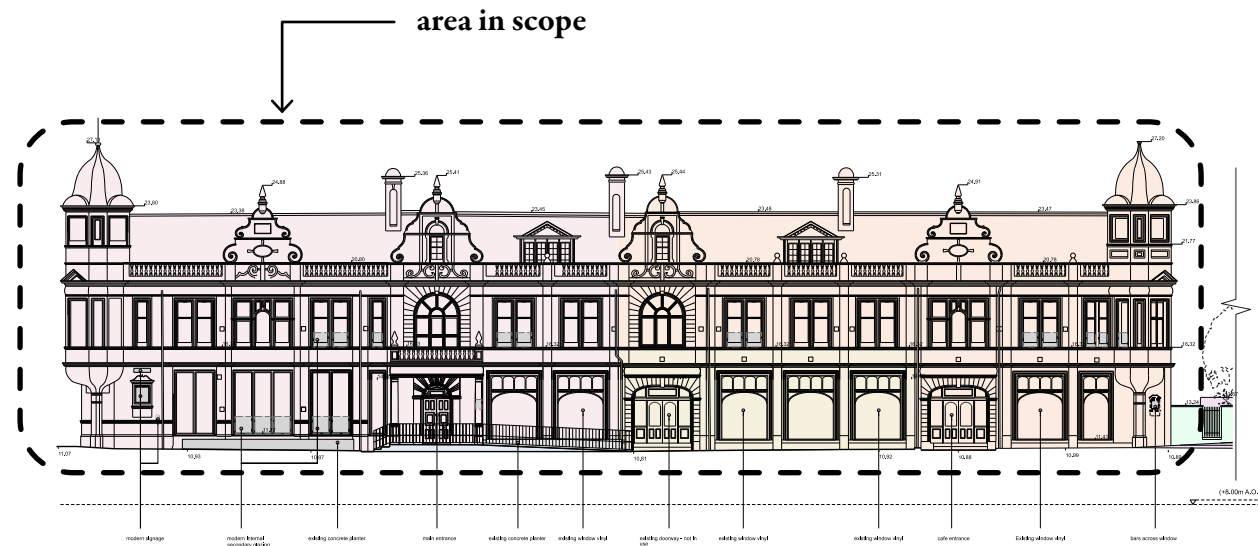
A detailed Conservation Management Plan has been developed in consultation with Heritage specialists, Purcell, and has been provided to the Haringey Conservation Team. It contains a Planning History, Age of Construction Plans, Significance Assessment and Plans - please refer to this for supporting information in considering this application.

The proposals respond directly to policy CMR03 - act to prevent loss of historic fabric, REHV05 - to replace inappropriate materials or techniques with conservation appropriate ones and HSA03 - Act to ensure a safe building for users that works towards best practice principles for Listed settings.

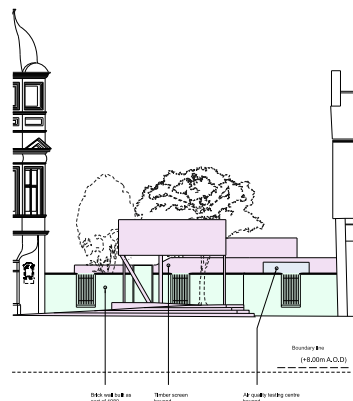


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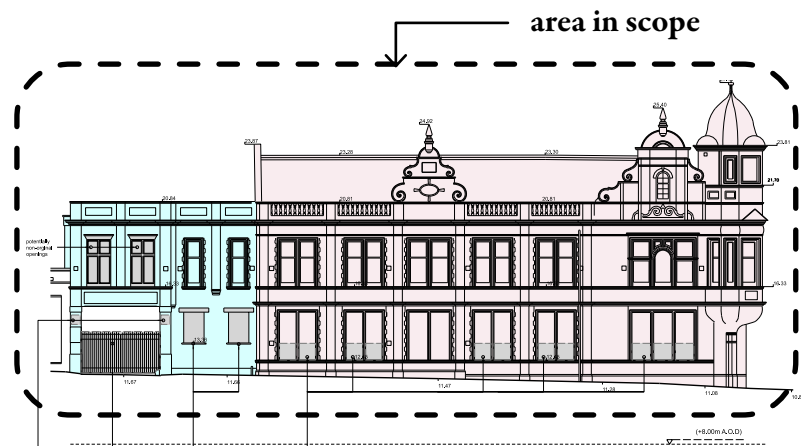
Historic Development



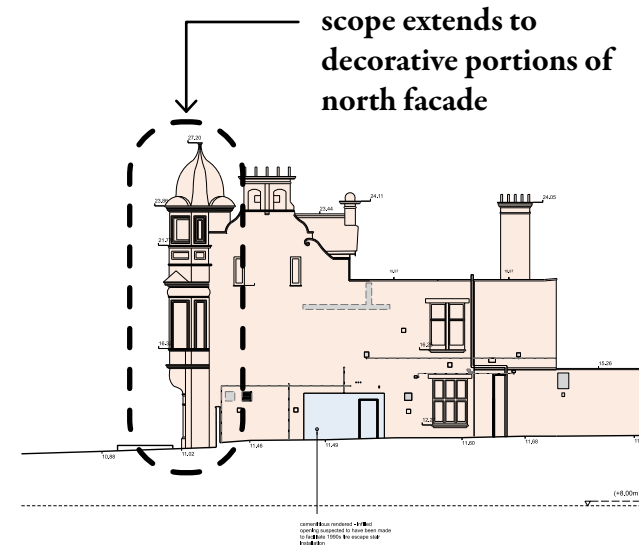
east elevation



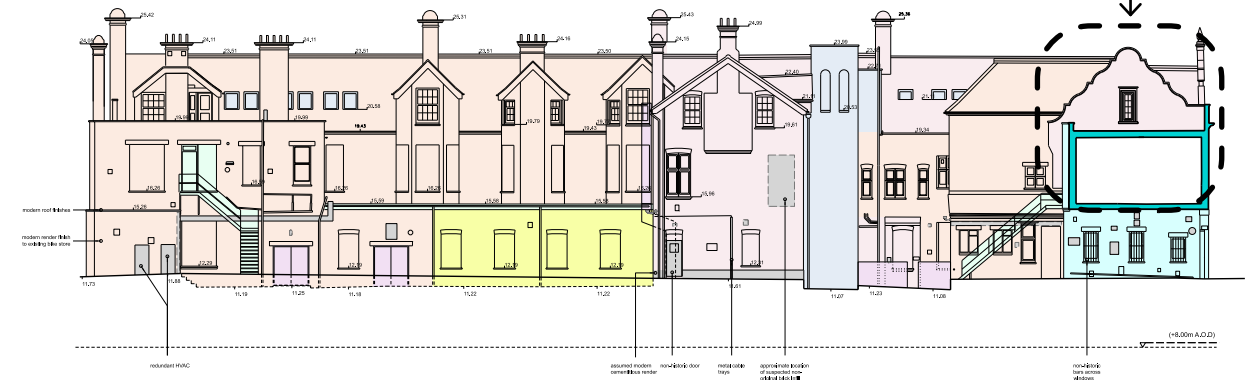
east elevation (cont.)



south elevation



north elevation



west elevation

Extracts from the age of construction elevations are shown here, indicating the extent of the façades to be addressed. (Full description, and construction age plan and elevation set included within the Conservation Management Plan).

The building was built in three phases - the primary phase in 1901, with additions in 1904 and a further extension in 1914, by which time the primary historic areas were completed.

Adaptations have been undertaken to the building, both externally and internally. The majority of the significant external adaptations took place in the 1980s, whilst more modest adaptations occurred between 1990 and the 2010 to bring the building up to building regulation compliance.

Remediations and adaptations were undertaken following damage to the building during the 2011 civil disturbances, including remediation of damaged areas of the east facade at ground floor to bring the building back into use as an Enterprise Hub.

key - age of construction

-  Circa 1901
 -  1904
 -  By circa 1910
 -  By circa 1914
 -  By circa 1937
 -  Circa 1980s
 -  1990s
 -  pre-2012 assumed non-historic
 -  2012
 -  post 2012
- 26

Heritage Statement

Significance



Extracts from the Significance plans are shown above. (Full significance description and plans included within the Conservation Management Plan).

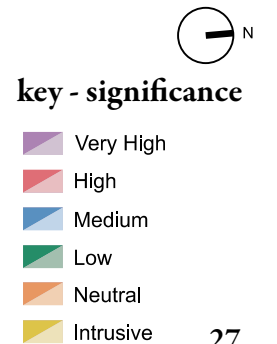
The principal façades proposed to be remediated (south and east, and wrapping around to where the decorative masonry terminates on north and west façades).

The East facade is of very high significance. The south facade is largely of very high significance with areas of lower significance toward the western end where there have been some later additions.

At second floor/ roof level the west gable is of high significance. The extent to which the decorative masonry extends on the north facade is of very high

significance.

The internal area where buried manhole M21 is proposed to be uncovered is of low significance. MH 26 is external, and not included in the significance plans, however, the tarmac surface that it sits beneath is not deemed to be of heritage significance.



Impact Assessment

The proposed remediations to the façades are designed to restore the original appearance of the façades, and safeguard them for the future using the most minimally invasive techniques to conservation best practice. The proposed facade remediation works will enhance the aesthetic significance of the building by improving the visual appearance of the principle historic façades.

Any repairs are intended to be like for like using matched materials and historically appropriate techniques that are sympathetic to the building. Where the scope of the work involves addressing non-historic/existing inappropriate materials (e.g. cutting out cementitious mortars), they will be replaced with heritage appropriate materials. Where historic materials require removal for remediation, they will be repaired with heritage appropriate materials and methods, and reinstated.

The original Red Mansfield stone is no longer available, the closest possible matches as recommended by the PAYE report are Course Hill, Red Lazenby, or St. Bee. Any necessary indent repairs are proposed to be made using these substitutes, subject to all necessary consultation and approval with Statutory Authorities.

No structural analysis or investigations have been

undertaken. Should repair work to the façade uncover any structural issues then there may be a requirement for the Contractor to consult a structural engineer and engage further with Planning and Heritage statutory authorities on any potential findings.

Overall, the proposed repair philosophy focussed on like for like for like repair follows conservation best practice, prioritising the retention and enhancement of heritage significance. The strategy will result in an enhancement to the aesthetic quality and historic legibility of the Listed Building and the conservation area within which it sits.

The proposed drainage survey work while invasive, is limited to uncovering the drain covers, and replacement of the covers and frames - they will not be intervening with fabric of high significance. This survey will enable the required investigative work to understand the moisture ingress issues identified in those areas, which will enable design work as part of a future application to prevent the further deterioration or loss of heritage fabric.

Archaeology

No excavation is proposed, so it is therefore not envisaged to have any impact on the Archaeological significance of the asset.

Appendix

Appendix

Facade Condition Survey - PAYE

Avison Young
65 Gresham Street
London
EC2V 7NV

Date: 6th June 2022
Our Ref: TBC-PAYE-RPT-001 rev P01

For the attention of Alexander Feaver

Dear Sirs,

639 TOTTENHAM HIGH ROAD - FACADE CONDITION SURVEY

Following completion of the external facade condition survey to 639 Tottenham High Road I am pleased to provide a report together with annotated elevation drawings and reference photographs of common and notable defects.

All costs are subject to confirmation of scope with the CA. These budgets do not necessarily cover all works that may eventually be required and the clients PQS or Cost Consultant should make additional provisions to cover any additional works as further information becomes available.

Prior to developing firm costs, we would welcome further discussion with the client to understand their expectation and anticipated timeframes.

The survey represents the condition of the visible external masonry only at the time the survey is undertaken and cannot be relied upon for future evaluation of repair and maintenance.

The repairs have been given a priority code between 1-4 with 1 being the less at risk and 4 being the highest.

I trust this satisfies your requirements please don't hesitate to contact me should you need any additional information or assistance.

Yours faithfully,

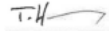


Tom Harvey
PAYE



FABRIC CONDITION SURVEY
639 TOTTENHAM HIGH ROAD

DOCUMENT CONTROL

Distribution List						
Alexander Feaver, Sam Davidson, Carmel Chin (Avison Young)						
Revision Number	Date Issued	Issued By	Signature	Review Date	Reviewed By	Signature
P01	06/06/22	TH				
P02						
P03						

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Appendix

Facade Condition Survey - PAYE



By Appointment to
Her Majesty The Queen
Building Facade Restoration
and Conservation



PAYE

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FS58104

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Stone
Restoration
Great Britain



EXCUTIVE SUMMARY

The building is in a poor condition with sections of masonry having fallen off and requiring a protection scaffold and netting to be installed by LPM to the L01 and grand cornice and string courses.

There is a history of previous repairs and repointing across the façade, some benefitting the façade (e.g., bitumen coating to the sky surface of the grand cornice) and some causing detrimental effect to the condition of the façade (e.g., cement rich repointing).

Paye recommend that all areas of loose and hollow masonry are removed from the façade and repairs are undertaken to areas of defective masonry. Missing and friable pointing should be raked out and repointed with a suitable lime-based mortar to ensure the buildings weathertightness and the facades ability to breathe. Undertaking cleaning to the façade will remove all areas of loose masonry and flush out any friable pointing. When undertaking cleaning we recommend that cleaning samples are first undertaken to confirm the most appropriate cleaning methodology.

At high level we recommend mechanically cutting out all the cement-rich mortar joints and replacing with a suitable lime-based mortar. This is because the rich cementitious mortar is causing damage to the soft red bricks which are now a H&S risk due to the loss of fired face to the bricks. Consideration should be given to mechanically cutting out all the rich cementitious pointing across the façade. Costs may be prohibitive to this, and therefore all areas below L01 window heads which are in a better condition should be continually monitored for future defects as part of a pre-planned maintenance strategy. All defective bricks should be cut out and replaced.

Washing out of joints has caused defects to the cornices and string courses (L01 and grand cornice). Undertaking repairs to defective masonry and installation of a lead flashing will provide protection to projecting elements of masonry. Installation of a code 6 lead weathering flashing will likely require planning permission but will provide long term protection to the stone below.

Two areas of parapet to the south elevation are structurally unstable and should be dismantled and rebuilt. To all areas of blown or fractured render the defective area should be cut back and a new render installed to match the existing. When scaffold access becomes available, areas of currently inaccessible render should be tap tested to confirm its integrity.

It is strongly recommended that a structural engineer is consulted regarding all the structural defects and extensive cracking observed to the granite plinths, brickwork, and terracotta window mullion to the South-East corner. Paye also recommend consulting a structural engineer with regards to the condition of the steel beam and bearing brickwork observed within the vehicle entrances passageway on the south elevation. The steel is showing signs of corrosion, there is no obvious bearing padstone, and the bearing brickwork is in a poor condition.

It should be noted that Red Mansfield stone is no longer available. Any indent repairs will be undertaken with Course Hill, Red Lazenby, or St. Bees which will likely require sampling and planning approval. New terracotta is readily available and can be colour matched accurately, however, lead in times are typically 24 weeks from order.

The development of an effective Planned Preventative Maintenance strategy including a 5-10-year cycle of façade surveys should be considered for all facades to maintain the fabric of the buildings, reduce the cost of repair and minimise the risk of structural failure.

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Appendix

Facade Condition Survey - PAYE



639 TOTTENHAM HIGH ROAD - FACADE CONDITION SURVEY

INTRODUCTIONS

PAYE Stonework were instructed to undertake a visual façade condition survey of 639 Tottenham High Road. The survey was carried out on the 6th and 12th of May 2022. Access was from an access scaffold. A protective debris netting had been installed over the projecting cornices on both elevations to prevent any loose masonry from falling. LPM opened the netting to a small patch area at 5m intervals to L01 and grand cornice to allow the inspection to take place. The weather was sunny on both days.

This report identifies façade deterioration / defects and comments on potential causes. The report does not provide comment on the structural capacity or condition of any embedded steel. The façade condition survey focuses on the following areas:

- Loss of surface pointing
- Deterioration of previous repairs
- Erosion and deterioration of masonry
- Fracturing of masonry units
- Displacement of masonry
- Areas of potential masonry spalling
- Rainwater management

The areas of survey include the east and south elevations only. Within the report photographs have been given a reference ELEVATION-PHOTO#.

The repairs have been given a priority code between 1-4 with 1 being the less at risk and 4 being the highest. The condition of the defect has been given a priority code between A-D, with A being Excellent and D being Poor.

PRIORITY CODES FOR REPAIRS (1-4)

1. Stable: Condition not expected to deteriorate over 10+ years: No works required
2. Potentially unstable: Condition not expected to deteriorate within the next 5-10 years (No immediate works required, but condition should be monitored)
3. Unstable / Steady deterioration: Change in condition likely to be evident between 1-5 years (works are necessary and should be programmed as soon as possible)
4. Highly unstable: Change in condition likely to be evident within 1 year (works are necessary and should be undertaken immediately)

CONDITION (A-D)

- A. Excellent: Little or no damage evident
- B. Good: Minor amount of damage and / or loss of original and added material, or with light discolouration or accretions.
- C. Fair: Noticeable damage and loss appears disfigured with visible accretions
- D. Poor: Considerable and / or significant loss of original or added material or major damage/ breakage or disfigurement, May be endangering other objects and surfaces.



EXISTING BUILDING

639 Tottenham High Road is a Grade II listed building within in Haringey. It is a neo-Jacobean red brick with stone and terracotta detailed building built in 1901 and 1914. It extends along two elevations – south and east. The full Historic England Listing can be seen below:

1. 4415 HIGH ROAD N17 (West Side) Tottenham ----- No 639 TQ 3390 17/118

II

2. Dated 1901 and 1914 in gable ends. 2 storey and attic building 14 windows length in neo-Jacobean style. Red brick with plentiful term-cotta dressings; and stone banding to entrance bays (5th and 8th). Scrolled and shaped gables at intervals have strapwork decoration and semi-circular pediments with finials; dormers here and there between. At either end an octagonal turret, with copper dome, rests on large terracotta corbelled support. In 5th bay a shallow prostyle porch with legend in frieze and balustraded balcony above.

The building – also know as Tramperry Tottenham - is occupied, with 30,000 square feet of workspace and facilities, including 44 studios (ranging from 2 to 15 people) and 20 desks in open-plan co-working space ran in association with the Mayor of London and the London Youth Support Trust.

It is believed that the building is a traditional load bearing masonry façade typical of its time (i.e., no steel columns or beams). It is unlikely that there are any elements of structural steel other than potential ferrous dowels. Red Mansfield sandstone has been used to dress the balustrades, copings, cornices, and string courses. Red terracotta has been used at the window surrounds and mullions.

It should be noted that Red Mansfield stone is no longer available. Any repairs will be undertaken with Course Hill, Red Lazenby, or St. Bees which will likely require planning approval.

New terracotta is readily available and can be colour matched accurately, however, it should be noted that lead in times are typically 24 weeks from order.

Appendix

Facade Condition Survey - PAYE



OBSERVATIONS

General

Prior to Paye being engaged in undertaking the façade survey, a protection scaffold had to be installed due to the large volume of loose masonry which had fallen off the façade onto the pavement below. LPM were engaged by Avison Young to remove all sections of loose masonry and install a protection net to the L01 and L02 cornice and string courses.

There is a history of previous repairs and repointing across the façade. A historic cement render resurfacing repairs have been undertaken to the balustrade, copings, and cornice to half of the east elevation. The sky surface of the grand cornice has been covered in a bitumen paint system. The areas of historic render resurface repairs at the time of the survey were generally in a sound condition.

PHOTOS: E-01 to -05

Historic mortar repairs have been undertaken to all the brick piers in between the balustrade parapets. This suggests that there has been a historic issue with the brickwork beneath. They are currently in a sound condition; however, mortar repairs are not a long-term repair option (typical lifespan of 5-10 years). It should be noted that defects to these areas are very likely within the next 10 years.

PHOTOS: E-04

The pointing to the joints of projecting stone features (e.g., balustrades, copings, cornices, and string courses) is friable and / or missing to areas where there has been no historic cement resurfacing.

PHOTOS: S-01 to -07, E-06 to -08

RISK RATING: 3C.

A rich cementitious mortar has been used to repoint the façade in the past. At high level (gables and below the grand cornice) the cementitious mortar is causing damage to the soft red bricks. Cement is impervious and therefore any moisture is not able to escape through the joints. This has caused the soft red bricks to become saturated and de-laminate, losing their fired face. As the bricks have lost their fired face this form of deterioration will continue until the defective bricks are replaced.

PHOTOS: S-08 to S-09, E-09 to -11

RISK RATING: 4D.

To the ground and first floor there are small patch areas of missing a friable pointing across the façade.

RISK RATING: 3C.

The lime-putty pointing to the gauged bricks gables, jack arch lintels and arched openings is generally missing. Recommend raking out and repointing with an appropriate lime-based mortar.

PHOTOS: E-10, -12 to -14

RISK RATING: 3D.



Loss of material or delaminating stone was observed to areas of the sandstone detailing (e.g., copings, string courses, etc) on both elevations. There is a risk of loose stone falling if no action is taken.

PHOTOS: S-10 to -13, E15 to -16

RISK RATING: 3/4D.

Vertical fractures were observed to the terracotta window mullions on both elevations. The cause for the fractures is likely building settlement. Recommend repointing to ensure the building is weathertight and continued monitoring of fractures as part of the Pre-Planned Maintenance. Replace defective unit with new if fractures deteriorate.

PHOTOS: S-14 to -15, E-17

RISK RATING: 3C.

Grand Cornice, L01 Cornice, L01 Windowsills, and L01 String Course

The missing pointing to the grand cornice is causing notable erosion to the Egg and Dart detail to the sandstone cornice. To areas of missing pointing there is a loss of material or de-laminating stone observed. There is a risk of loose or delaminated stone falling.

This is highlighted by the comparative condition between the south and east elevations. The condition of the east elevation - where a historic cement render resurfacing and bitumen coating to the sky surface has been undertaken – is far better than the south elevation where no resurfacing repairs have been undertaken.

PHOTOS: S-01 to -07, E-06 to -08

RISK RATING: 4D.

Ground floor Windowsills and String Course

Loss of material or de-laminating stone was observed to several locations on the ground floor windowsill /string course. The H&S risk of friable material coming loose and falling is low due to the sting course being below 1m height, however, there is the risk of water penetration into the facade.

PHOTOS: S-16, E-18

RISK RATING: 3C.

South Elevation

To the western most 10m length of parapet, a notable number (75%) of bricks are defective and should be replaced. Recommend dismantling and rebuilding 225mm deep parapet, reusing salvaged bricks and copings where possible. Copings are reconstituted stone and are generally in a sound condition, with two observed with defects

PHOTOS: S-17 to -18

RISK RATING: 3D.

To one bay the bottled balustrade is loose with two delaminated coping units and one damaged base unit. Recommend dismantling and rebuilding parapet with replacement stone for the damaged units

PHOTOS: S-19

RISK RATING: 4D.

Appendix

Facade Condition Survey - PAYE



Loss of material or de-laminating stone was observed to several locations on the string course above the L01 window heads. Recommend removing all areas of hollow masonry, cutting out defective masonry and installing new sandstone indents.

PHOTOS: S-13

RISK RATING: 4D.

Fractures were observed to the arched terracotta window jambs and transoms. The cause for the fractures is likely due to settlement / building movement which may have been a result of historic tunnelling (e.g., tube line extension). Strongly recommend consultation with a structural engineer.

PHOTOS: S-20 to -21

RISK RATING: 3C.

A fracture was observed to jack-arch brick lintel possibly caused by building settlement. Recommend consultation with a structural engineer.

PHOTOS: S-22

RISK RATING: 3C.

Damaged windowsill (delaminated and loss of material) was observed to the extension façade to ground and L01. Allow to cut out and replace windowsill with new sandstone sills.

PHOTOS: S-23

RISK RATING: 3C.

Fractures were observed to cement render over the vehicle entrance. The area was tap tested by LPM with loose sections removed at the time of the survey. Recommend cutting back areas of loose mortar and reinstate with a new render to match existing. To areas of sound render where fractures are observed undertake continued monitoring for future defect as part of the Pre-Planned Maintenance.

PHOTOS: S-24 to -25

RISK RATING: 4D.

5mm to 15mm wide cracks were observed through the joints to the granite plinth course. The cause for the cracking could potentially be settlement / building movement which may have been a result of historic tunnelling (e.g., tube line extension). Strongly recommend consultation with a structural engineer.

PHOTOS: S-26 to -2

RISK RATING: 3C.

East Elevation

Render repairs have been historically undertaken to the gable pediments. This suggests a historic issue with the original building fabric. The render repair to two of the gables has blown and is at risk of falling. Recommend removing all buddleia, loose and de-bonded render and reinstating the original brick detail with half skin gauged brick specials with a lime putty mortar.

To all other gables, we recommend that the scaffold access is extended and the areas tap tested to confirm their integrity.

PHOTOS: E-19 to -20

RISK RATING: 4D.



Approx. 0.5m2 of a historic render repair has de-bonded to the parapet below one gable. De-bonded render should be removed and replaced with a similar render to match the existing.

RISK RATING: 3C.

Fractures were observed through three window lintels. Recommend consultation with a structural engineer and pin repairs.

RISK RATING: 3C.

A 15mm wide continuous crack was observed through the façade at the southern end. Further localised cracking is observed through nearby brickwork. The cause for the cracking could potentially be settlement / building movement which may have been a result of historic tunnelling (e.g., tube line extension). Strongly recommend consultation with a structural engineer.

PHOTOS: E-21 to E23

RISK RATING: 3C.

It was not possible to inspect the chimneys up close, however, the pointing is likely cementitious and appeared friable with defects to numerous bricks. For each chimney stack, provisionally allow to mechanically rake out and repoint 100%, allow for 100nr replacement bricks, and 100% replacement of the chimney flaunching.

PHOTOS: E-24 to -25

RISK RATING: 3C.

Historic render repairs have been undertaken to the main entrance. It was not possible to tap test all areas but the render appears in a sound condition.

Due to the netting, it was not possible to inspect the two rotundas at either end of the elevation. The condition and potential repairs are therefore omitted at this stage.

RECOMMENDATIONS

Undertaking cleaning to the façade will remove all areas of loose masonry and flush out any pointing and unseen defects. When undertaking cleaning we recommend that cleaning samples are first undertaken to confirm the most appropriate cleaning methodology.

To maintain the buildings weathertightness all areas of loose and friable pointing (to stone joints, brickwork, lime putty) should be raked out and repointed with a suitable lime-based mortar.

At high level we recommend mechanically cutting out all the cement-rich mortar joints and replacing with a suitable lime-based mortar. This is because the rich cementitious mortar is causing damage to the soft red bricks. At higher level – where the building is more exposed to the elements – this has resulted in many defective bricks which are now at risk of delaminating and falling to the pavement below.

Consideration should be given to mechanically cutting out all the rich cementitious pointing across the façade. Costs may be prohibitive to this, and therefore all areas below L01 window heads which are in a better condition should be continually monitored for future defects as part of a pre-planned maintenance strategy.

Appendix

Facade Condition Survey - PAYE



All defective bricks which have lost their fired face should be carefully stitch drilled out and replaced with a new soft red brick to match.

Where there has been observed loss of masonry or delamination to the sandstone, loose sections of masonry should be removed and made safe and pin or indent repairs undertaken. It should be noted that Red Mansfield stone is no longer available. Any repairs will be undertaken with Course Hill, Red Lazenby, or St. Bees which will likely require sampling and planning approval.

To the areas of the grand cornice and L01 cornice and string courses, we recommend that all areas of hollow masonry are removed and made safe. Options for repair include de-frassing and installation of a lead flashing or undertaking an indent repair to defective masonry and installation of a lead flashing. Installation of a code 6 lead weathering flashing will likely require planning permission but will provide long term protection to the stone below.

To all L01 windowsills where historic flaunching is loose, remove all loose sections of masonry and re-flaunch the sky surfaces of windowsill.

To the fractured terracotta L01 arched window jamb to the south elevation locally prop window and carefully remove fractured terracotta. Replace with new terracotta unit to match. It should be noted that terracotta has a 24-week lead in.

To all areas of blown render the defective area should be cut back and a new render installed to match the existing. When scaffold access becomes available areas of currently inaccessible render should be tap tested to confirm its integrity.

A structural engineer should be consulted regarding the potential settlement defect (e.g., wide continuous cracks) observed to the south-east corner of the building. A structural engineer should advise on the repair strategy and potential requirement for further movement monitoring.

Advice from a structural engineer should also be sought with regards to the structural repairs (i.e., repairs to fractures through lintels and window jambs).

Paye also recommend consulting a structural engineer with regards to the condition of the steel beam and bearing brickwork observed within the vehicle entrances passageway on the south elevation. The steel is showing signs of corrosion, there is no obvious bearing padstone, and the bearing brickwork is in a poor condition. It is Paye's understanding that LPM have already raised this issue with Avison Young.

Where fractured or defective masonry is only consolidated and not replaced (i.e., de-frassing stone, fractures observed to window jambs, fractures observed through render, historic mortar repairs) the areas should be regularly monitored as part of the buildings Pre-planned Maintenance strategy, with repairs undertaken if the masonry deteriorates or is at risk of falling,



SUMMARY

The building is in a poor condition with sections of masonry having fallen off and requiring a protection scaffold and netting to be installed by LPM to the L01 and grand cornice.

There is a history of previous repairs and repointing across the façade, some causing detrimental effect to the condition of the facade.

Paye recommend that all areas of loose and hollow masonry are removed from the façade and repairs are undertaken to areas of defective masonry. Areas of missing and friable pointing should be undertaken to ensure the buildings weathertightness.

It should be noted that Red Mansfield stone is no longer available. Any repairs will be undertaken with Course Hill, Red Lazenby, or St. Bees which will likely require sampling and planning approval.

At high level we recommend mechanically cutting out all the cement-rich mortar joints and replacing with a suitable lime-based mortar. This is because the rich cementitious mortar is causing damage to the soft red bricks which are now a H&S risk due to the loss of fired face to the bricks. All defective bricks should be cut out and replaced.

Washing out of joints has caused defects to the cornices and string courses. Undertaking repairs to defective masonry and installation of a lead flashing will provide protection to projecting elements of masonry. Installation of a code 6 lead weathering flashing will likely require planning permission but will provide long term protection to the stone below.

It is strongly recommended that a structural engineer is consulted regarding all the structural defects and cracking to determine the extent of repairs.

All noted fractures and defects should be regularly monitored as part of the buildings Pre-Planned Maintenance. The development of an effective Planned Preventative Maintenance strategy including a 5-10-year cycle of façade surveys should be considered for all facades to maintain the fabric of the buildings, reduce the cost of repair and minimise the risk of structural failure.

Appendix
Facade Condition Survey - PAYE



APPENDIX A
SCHEDULE OF WORKS (TO FOLLOW)

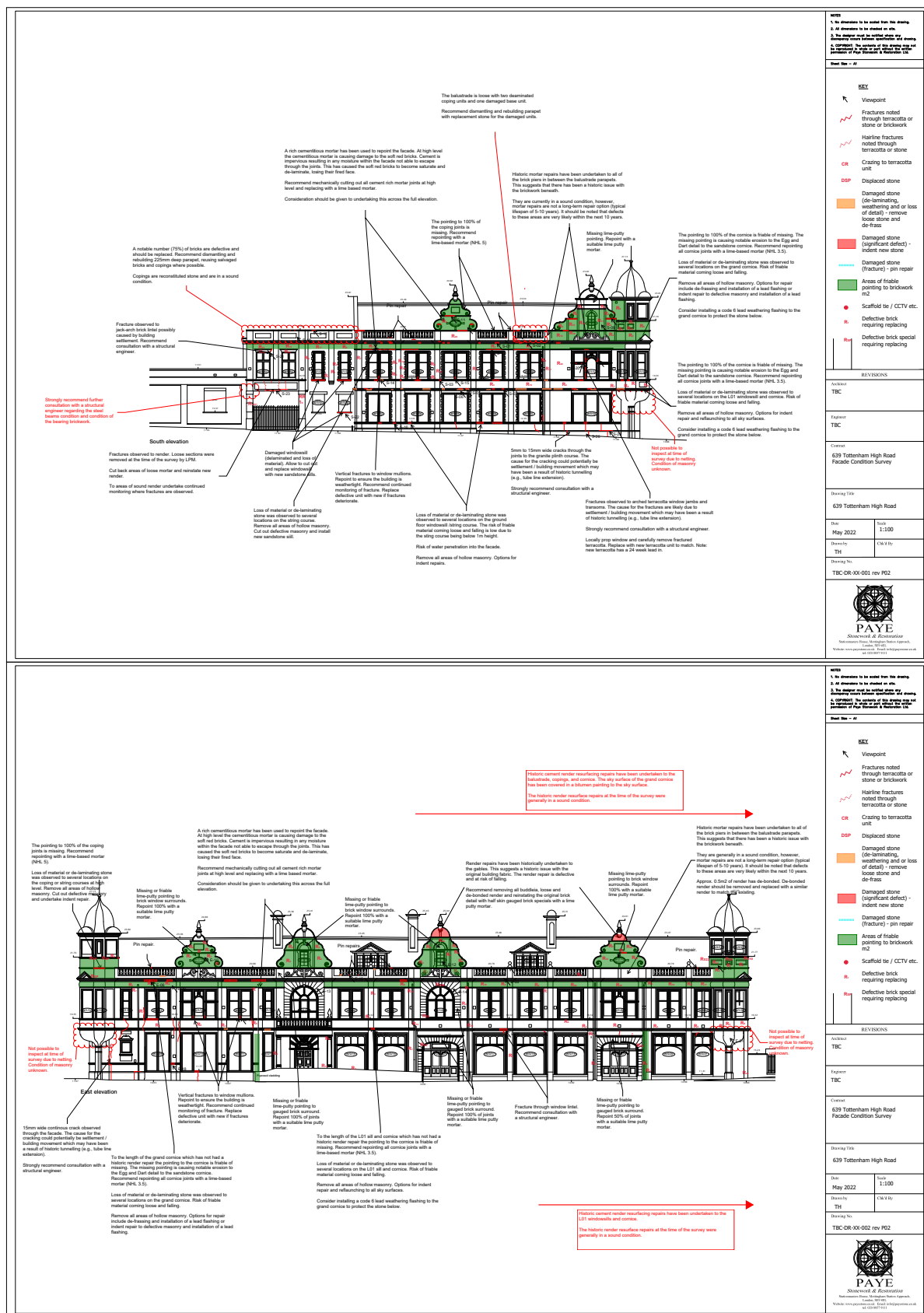
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APPENDIX B
DRAWINGS

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Facade Condition Survey - PAYE



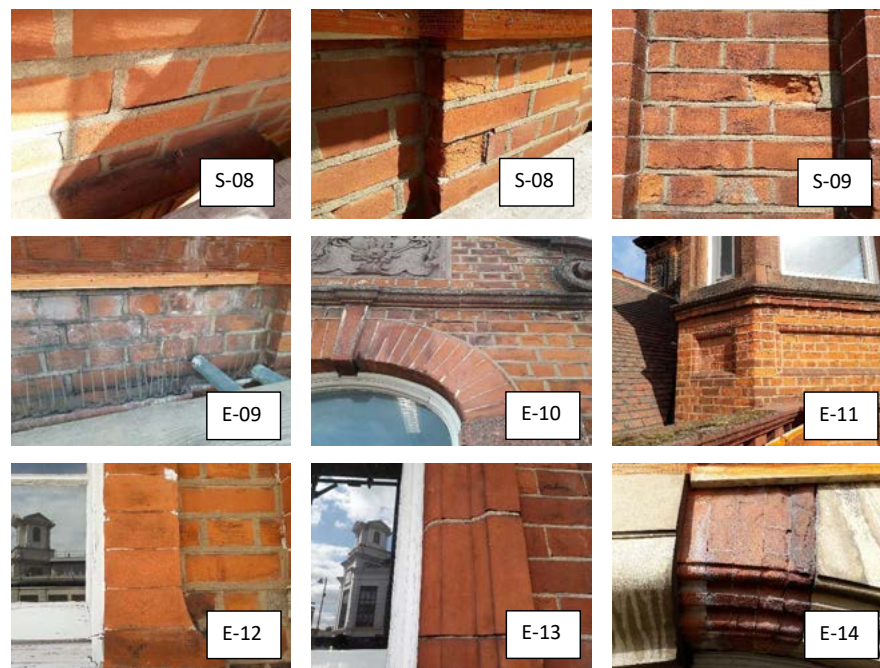
Appendix

Facade Condition Survey - PAYE

PHOTOGRAPHS



Netting installed by LPM to the façade (E-01-02, Historic render repairs (E-03), A historic cement render resurfacing repairs have been undertaken to the balustrade, copings, and cornice to half of the east elevation. The sky surface of the grand cornice has been covered in a bitumen paint system (E-04-05)



Cement rich repointing causing defects to the soft red brickwork at high level (parapet and gabled). Missing and friable pointing (including lime putty pointing). Defective bricks to be cut out.

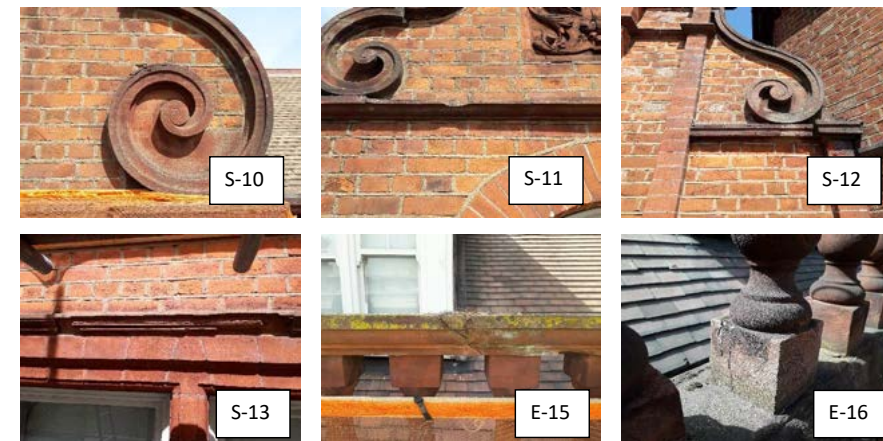


Missing pointing to grand cornice which has caused erosion or delamination of the stone. Risk of further deterioration and sections of stone falling.

Appendix Facade Condition Survey - PAYE



Missing pointing to L01 cornice and string course which has caused erosion or delamination of the stone. Risk of further deterioration and sections of stone falling. Note the failure of the windowsill flaunching (S-04)



Defects (e.g., delamination, cracking) to sandstone masonry requiring repairs (e.g., pinning or indent repairs).



Vertical fractures observed to terracotta window mullions.



Missing pointing to L01 cornice and string course which has caused erosion or delamination of the stone. Risk of further deterioration and sections of stone falling. Note the failure of the windowsill flaunching (S-04)

Appendix

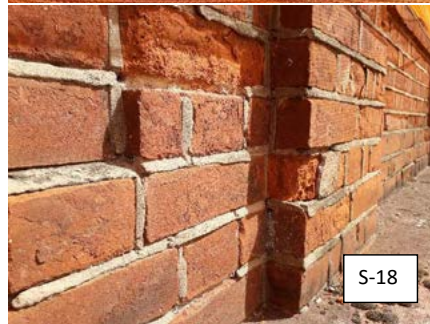
Facade Condition Survey - PAYE



S-17



S-18



S-18

To the western most 10m length of parapet, a notable number (75%) of bricks are defective and should be replaced. Recommend dismantling and rebuilding 225mm deep parapet, reusing salvaged bricks and copings where possible. Copings are reconstituted stone and are generally in a sound condition, with two observed with defects.



S-19



S-19

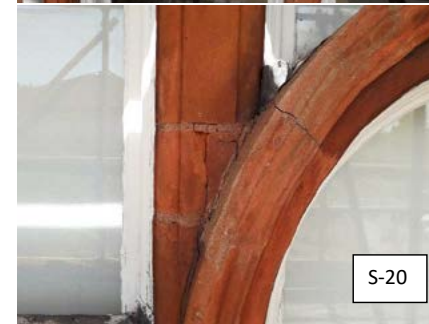
To one bay the bottled balustrade is loose with two delaminated coping units and one damaged base unit. Recommend dismantling and rebuilding parapet with replacement stone for the damaged units



S-20



S-20



S-20



S-21

Fractures were observed to the arched terracotta window jambs and transoms. The cause for the fractures is likely due to settlement / building movement which may have been a result of historic tunnelling (e.g., tube line extension).



S-22



S-23

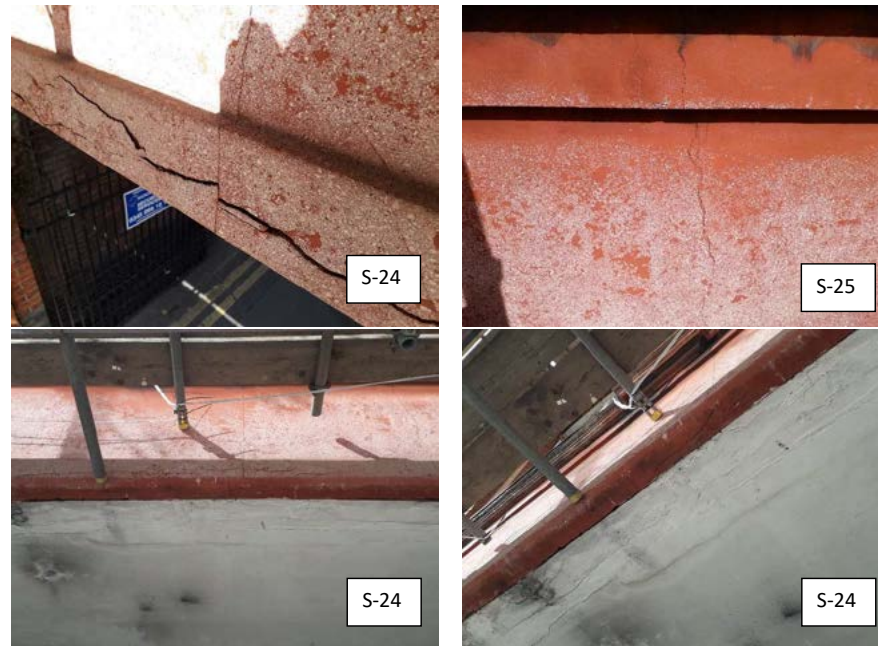


S-23

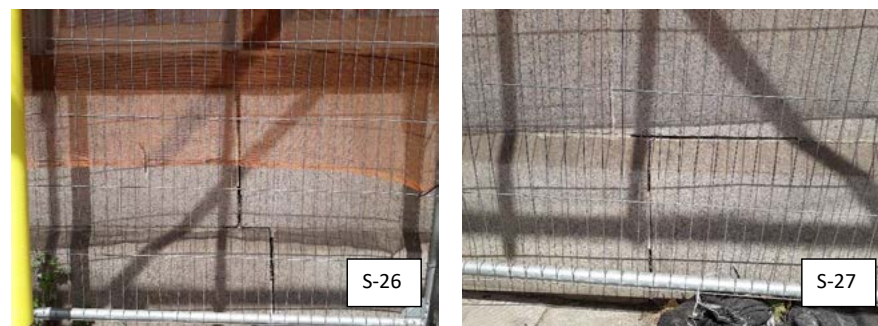
Fracture to jack-arch lintel (S-22), delamination and loss of material to windowsill (S-23).

Appendix

Facade Condition Survey - PAYE



Fractures were observed to cement render over the vehicle entrance. The area was tap tested by LPM with loose sections removed at the time of the survey.



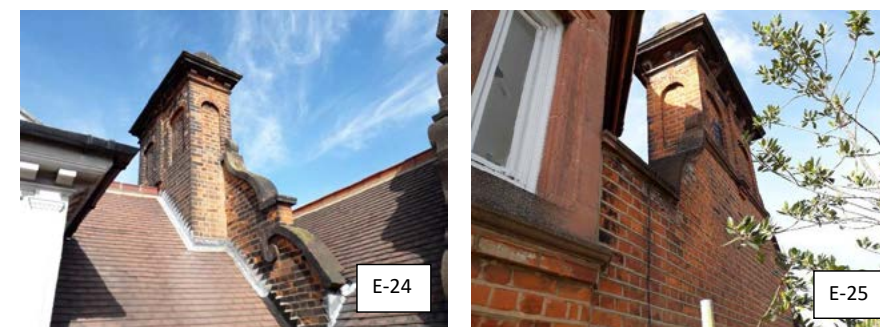
5mm to 15mm wide cracks were observed through the joints to the granite plinth course



The render repair to two of the gables has blown and is at risk of falling.



Fractures observed through brickwork to the SE corner



Loose and friable pointing to chimney stacks, defective bricks.

Thank you.

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