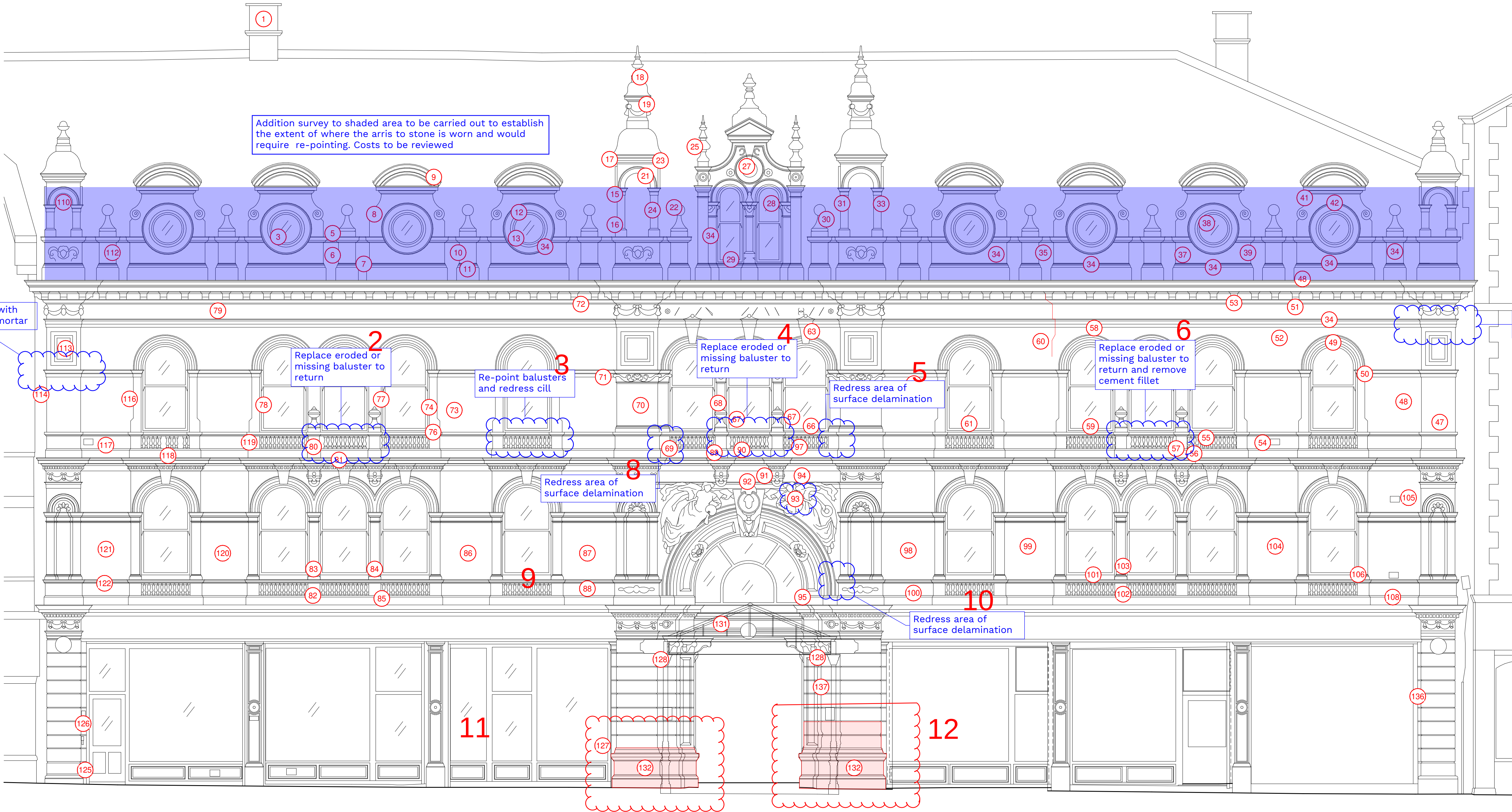




- Remove strap pointing to chimney stack and repoint.
- Redress area of surface delamination.
- Repoint all joints to coping stones between all dormer windows.
- Redress area of surface delamination.
- Repoint failing mortar.
- Redress area of surface delamination.
- Poison plant growth at rear of parapet and repoint.
- Pin and point crack/fissure to dormer cap.
- Redress area of surface delamination.
- Repoint failing mortar.
- Remove old grey mortar repair and restore with approved restoration mortar.
- Redress area of surface delamination.
- Redress area of surface delamination.
- Restore failing previous repair and erosion to base of column.
- Redress area of surface delamination.
- Pin and point loose finial.
- Repoint defective mortar joints.
- Redress area of surface delamination to arch.
- Pin and point loose finial.
- Restore eroded area.
- Replace failed repair/decaying stone square section rear column.
- Pin and repoint fissure to finial base.
- Redress area of surface delamination to inside of circular feature.
- Redress area of surface delamination to springer feature.
- Restore lamination to top of cill to provide suitable water run off.
- Pin and repoint failing previous repair to loose finial.
- Redress area of surface delamination.
- Redress area of surface delamination.

- Further sample cleaning works required to areas of dark carbon staining in order to determine suitable proposals.
- Redress area of surface delamination.
- Redress area of surface delamination.
- Remove old grey mortar repair and restore with approved restoration mortar.
- Redress area of surface delamination.
- Redress area of surface delamination.
- Restore failing previous repair.
- Redress area of surface delamination.
- Fill old fixing hole with restoration mortar.
- Remove old failing mortar repair and redress or restore depending on condition of existing stone beneath.
- Redress area of surface delamination and erosion to string course.
- Repoint underside of main cornice 2no. horizontal courses and all perpendicular joints.
- Redress area of surface delamination.
- Redress area of surface delamination.
- Retain old metal fixing.
- Redress and apply consolidant to eroded balusters.
- Redress area of surface delamination to baluster base.
- Redress area of surface delamination to baluster plinth.
- Redress area of surface delamination.
- Pin, repoint and restore crack to cill.
- Fracture in wall to be investigated by structural engineer.**
- Restore failing old repair to cill.
- Remove old failing mortar repair and redress or restore depending on condition of existing stone beneath. Redress area of delamination.
- Repoint small fracture to keystone detail.
- Remove redundant scaffold tie and fill old fixing hole with restoration mortar.

- Remove old failing mortar repair and redress or restore depending on condition of existing stone beneath.
- Redress stone to base of window jambs.
- Repoint fissure to finial.
- Repoint fissure.
- Remove redundant scaffold tie and fill old fixing hole with restoration mortar.
- Restore redundant fixing hole.
- Redress delamination to soffit of curved detail.
- Redress area of delamination.
- Remove redundant metal fixing and make good.
- Repoint small fissure.
- Remove redundant fixing and make good.
- Remove redundant fixing and make good.
- Repoint small deep fissure.
- Remove old failing mortar repair and redress or restore depending on condition of existing stone beneath.
- Repoint around balcony feature.
- Repoint previous crack repair.
- Redress base of mullion.
- Redress base of mullion.
- Restore area of crack.
- Remove redundant fixing and make good.
- Remove redundant fixing and make good.
- Remove redundant fixing and make good.
- Redress area of delamination.
- Poison plant growth and repoint.
- Remove redundant fixing and make good.
- Redress delamination to soffit.
- Crack to face of figure to be reviewed after cleaning to determined appropriate method of repair.

Cast of face to be made for reference

- Redress area of delamination.
- Restore delamination to top of cill to provide suitable water run off.
- Redress and apply consolidant to eroded balusters and carving.
- Remove redundant fixing and make good.
- Remove redundant fixing and make good.
- Remove old failing mortar repair and redress or restore depending on condition of existing stone beneath.
- Restore failing repair to face of cill.
- Repoint fissure.
- Redress base of mullion.
- Remove redundant fixing and make good.
- Redress delamination to underside of cill.
- Redress delamination to underside of pediment detail.
- Redress area of light erosion/delamination.
- Redress area of light erosion/delamination.
- Repoint small crack.
- Redress area of delamination.
- Retain old metal fixing.
- Replace missing balusters with new to match existing.
- Replace heavily eroded baluster with new to match existing. Redress delamination generally. Restore failing previous repair.
- Remove redundant fixing and make good.
- Remove redundant fixing and make good.
- Restore area of spalling stone.
- Remove redundant fixing and make good.
- Remove old failing mortar repair and redress or restore depending on condition of existing stone beneath.

- Restore previous repair.
- Remove canopy and redundant fixings, and make good holes in stone.
- Restore spall to leading edge of cornice above main entrance door.
- Repair damaged areas shaded red with stone indents to match existing stone.
- Restore failing previous repair window jamb.
- Remove previous repairs poorly colour matched repairs to redundant fixings and restore with restoration mortar.

GENERAL NOTES

Red numbers marked up on drawing and corresponding notes below detail the scope of works allowed for by Quadriga in relation to the additional works to the façade following the recent meeting.

- Remove any previously failed restoration mortar or loose friable masonry and restore with a restoration mortar which matches the host stone
- Replace 1 missing baluster to return - remove existing eroded stone and install new baluster in Stanton Moor sandstone (approved)
- Rake out any loose mortar and replace in approved lime mortar mix. Redress cill by removing any loose masonry and redress with hand tools to match existing profile/ensure water run off
- 4 as per item 2
- Redress area of surface delamination by removing any loose or friable masonry
- As per item 2 - also remove cement fillet
- As per item 1
- As per item 5
- Not included by Quadriga - Works to be undertaken by Roofing Contractor (included in CBS Costs issued).
- As per item 5
- Remove historic mortar repairs to both sides of entrance way
- Replace with new Stanton Moor sandstone to areas marked in red hatching, full entrance up to doorway. LHS side 5 courses / RHS 6 courses as it is more eroded. All stone to be as per drawings provided with quote nr Q237663.

Review on site carried out with Tony Wiles and Brit on the 15 February 2023

Notes

Check all dimensions on site. Do not scale from this drawing
Report any discrepancies and omissions to HLM Architects
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This drawing is to be read in conjunction with the Quadriga facade condition survey and repair schedule, on which these facade restoration works are based.

References numbers correspond to those in the Quadriga facade repair schedule.

Stone repairs scope of work:

All works to be carried out to the approval of the local authority's conservation officer.

Cleaning

The facade should be thoroughly cleaned down using the Doff or Thermotex or similar cleaning system, prior to restoration works. Allow for 20m² of additional cleaning after removal of scaffolding.

Repointing

Sound pointing to be retained intact. Mortar joints identified as open or defective are to be carefully raked out without damaging adjacent stone, and repointed with an approved lime based colour matched mortar.

Redressing

Areas of flaking friable stone to be brushed/redressed to reform a hard weathering surface.

Restoration to failed previous repairs

Failing/damaged previous mortar repairs to be carefully removed and assessed with a view to considering redressing in lieu of new restoration. Where redressing is not feasible, new repairs should be made with the approved restoration mortar incorporating reinforcement. Repairs to be squared off to mimic the appearance of an indent repair.

depth of stone decay precludes achieving a sound repair with it may be necessary to implement a new stone replacement.

Grouting or Replacement

Defective stone to be carefully cut out to create clean, square aperture. New stone units to be bedded on approved lime based mortar incorporating stainless steel rods secured with an appropriate polyester resin. On completion of fixing, beds and joints are to be carefully pointed to match the surrounding stonework.

Missing balusters

Stone balusters to second floor windows that are missing or beyond repair are to be replaced with new stone.

Fractures or Cracks

Minor local cracking to be raked out and repointed. Wider/longer fractures or cracks should be pinned using stainless steel threaded rod set in a suitable polyester resin. Drill holes and fracture to be made good with approved restoration mortar.

Loose Finials

Loose finials at roof level should be pinned with stainless steel rods set in resin to secure in position and repointed with approved mortar.

Removal of old Metal fixings

Old metal fixings (except historic loop fixings) are to be removed and the residual hole made good with the approved restoration mortar.

Plant Growth

Plant growth to be poisoned and removed and damaged mortar joints to be repointed with the approved mortar.

C01 STAGE 5 ISSUE.

09/01/2023 MBD AJT

P01 STAGE 4 ISSUE.

05/08/2022 MBD AJT

Rev	Description	Date	By	Chk
Revisions				Suitability
Project				A5 CONSTRUCTION

11-1177-01 BARNSELY CIVIC

Client

BARNSELY CIVIC ENTERPRISE

Title

Eldon Street Facade Repairs

Drawing No.	Revision
BCE-HLM-01-ZZ-DR-A-25001	C01

Scale	Drawn
1 : 50 @A1	MBD
Date	checked
21/06/2022	AJT



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