Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



Proposed 'Scope of Works' for:

Remedial repairs to Ex' Sandstone Units:

Ex' Stone Steps, Ex' Stone Sill's, Ex' Head's, Plinths

Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).





Window UGF No WG.B2.06. Sill requires cleaning off, will require removal of Ex' Fixings



Repoint as required perpends, vertical and horizontal joints as required



Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



No 09 Grosvenor. Left hand Plinth Block Detail to Block No2 Entrance Foyer. 'Square off' the Stop End. Dowel and grout in new piece of salvaged stone, stored on site.



Cut away damaged area of stone to stone Plinth Block and repair to match right hand Block. Remove remnants of Ex' Concrete base complete.

Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



Left hand Plinth Block to match right. Clean of Right hand Plinth Block. Repair as required.



Ex' steps to be repaired as required, using remnats of now redundant Stone bay. Remove remains of redundant Ex' concrete Access ramp, to the line of the timber fillet as indicated. Make necessary repairs to Ex' steps by utilizing Ex' redundant stone Bay Units, where applicable, as stored stored on site.

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Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



Remove Ex mastic sealant and any historical paint to both Entrace Piers. General repairs required to the masonry and the 'Frieze band' at head of Ex' opening to 'open Vestibule'.



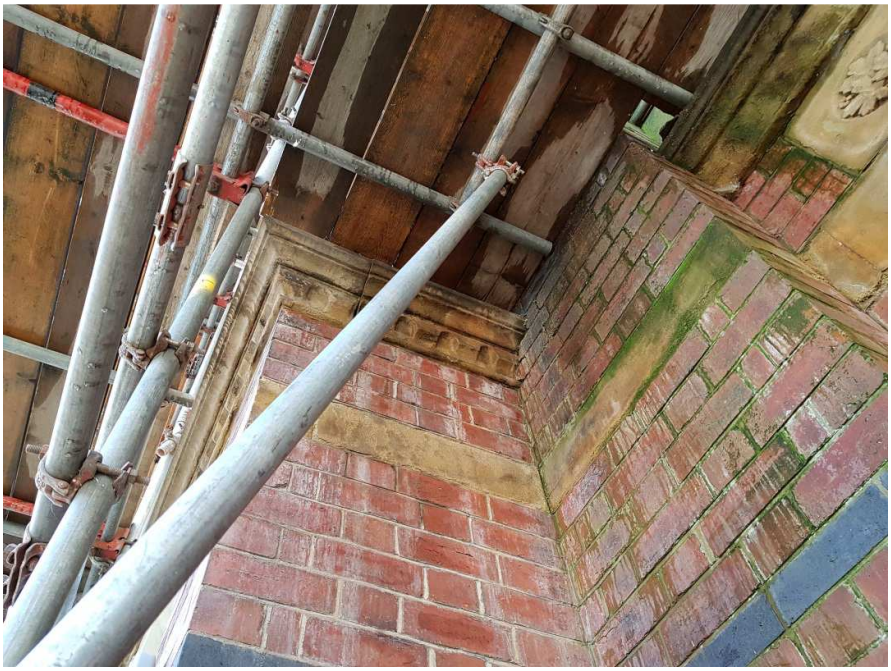
Remove Ex mastic sealant and clean off Ex'paint finish with appropriate cleaning solution

Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



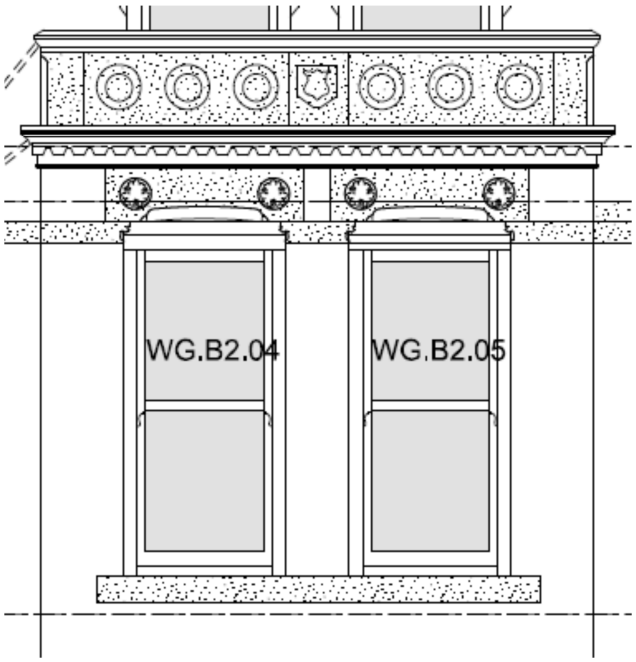
Clean off masonry and stone lintel above opening and remove organic growth complete. Repoint vertical & horizontal joints with J.Carr lime mortar mix to match colour to match. Sample required.



Clean off organic material & surface water tracking from face of masonry & stone.

Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).





Sill to LGF window No WG.B2.05. Clean off and repair, face only. No repair pieses of stone are required to be added. Repoint vertical and horizontal joints, as necessary, with Lime Mortar from J Carr, to match the 'Blond' sandstone.Remove any mortar snots where applicable.

Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



LGF Sill interface between window No's WG.B2.05 & WG.B2.04.Remove Ex' screws/raw plugs and fill voids to face as required. Repoint horizontal and vertical joints as necessary



Remove mortar snots and general building staining as required using a suitable cleaning solution and method that is acceptable to the Plannong & Conservation Officer.

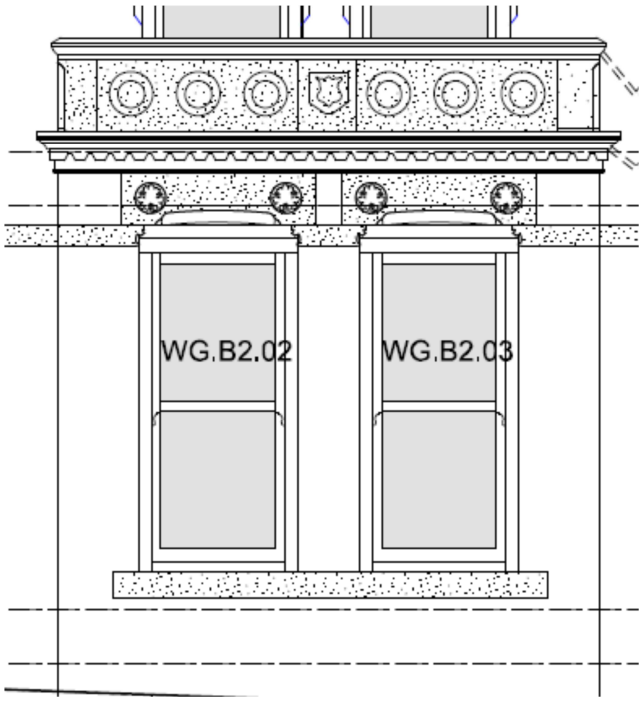
Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).





Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



Clean off organic matreial from Ex' masonry to area of recess between the UGF rectangular bays





Repoint vertical and horizontal joints as required using matching lime mortar from

Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).





Clean off snots and staining from canted masonry to Plinth and repoint as required, to perpends and cracks.

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Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



Remove organic material/vegitation from the masony of the Entrance Vestibule of No7's short return and pier. Clean/brush off any spalled sandstone layers as necessary, and repoint any vertical and horizontal joints.



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Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).





Clean off Ex Concrete stairs and Ex'sandstone Plinth Block/stop ends.

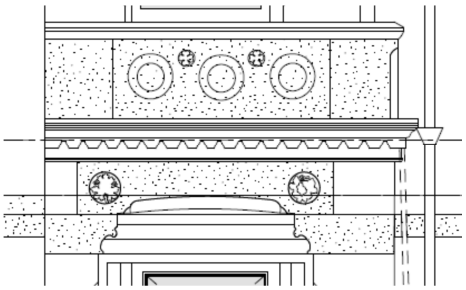


Clean-off the Ex' 'Egg & Dart' feature Frieze. Make good by brushing off any spalled sandstone layers; fill all open vertical & horizontal joints to the feature parapet details.

Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).

Entrance Vestibule roof parapet to Bays to No7 to No9.





No9 Entrance Vestibule. Clean off Ex' 'Egg & Dart' Banding feature & Banding course. Remove all organic material and historical staining using a wash system approved by the Planning Conservation Officer. Repoint/Fill all horizontal and vertical joints to the 'Feature Banding' and also the parapet coping Joints with partial water resistant filler. Make good to surface holes/blemishes with Lime mortar to match Ex Blond Sandstone from j Carr.

Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



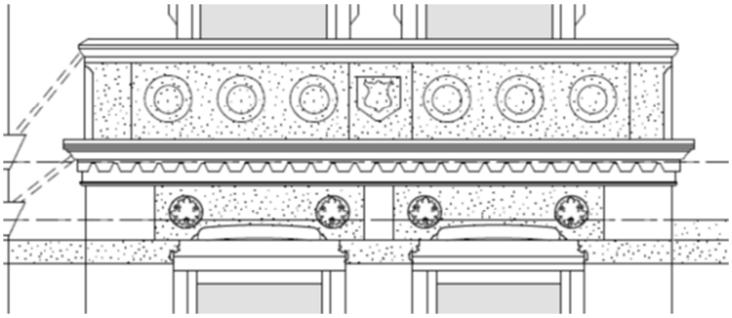




Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).

No9 Window bay Lintels and Egg& Dart Feature Banding Clean off and repoint as necessary.







Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



Seal all Vertical and horizontal joints to the Egg & Dart Frieze feature Banding.





Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



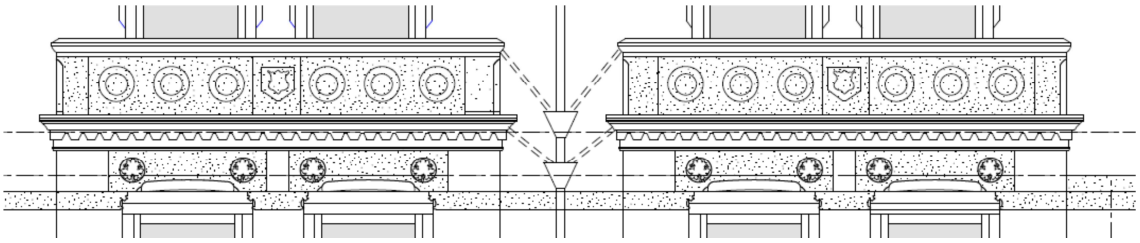


Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).







Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).







Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



Block No2 Entrance Vestibule of No 07, short return currently shows an historical replacement plastic Hopper that is damaged. There is also a rough recess formed into the Stone Frieze and masonry below. A new Cast Hopper is to be introduced to cover the recess. The masonry below will also need to be made good.



Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).

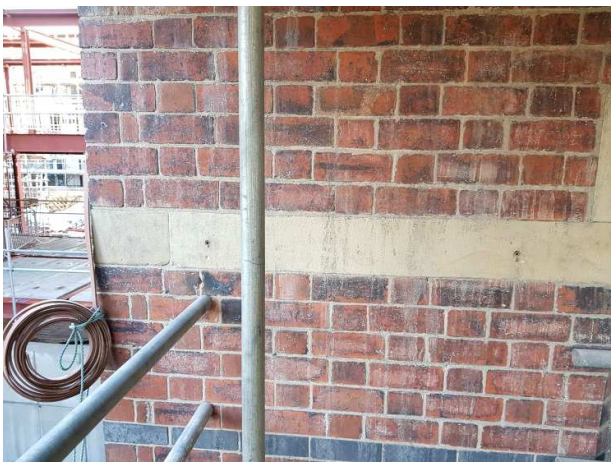




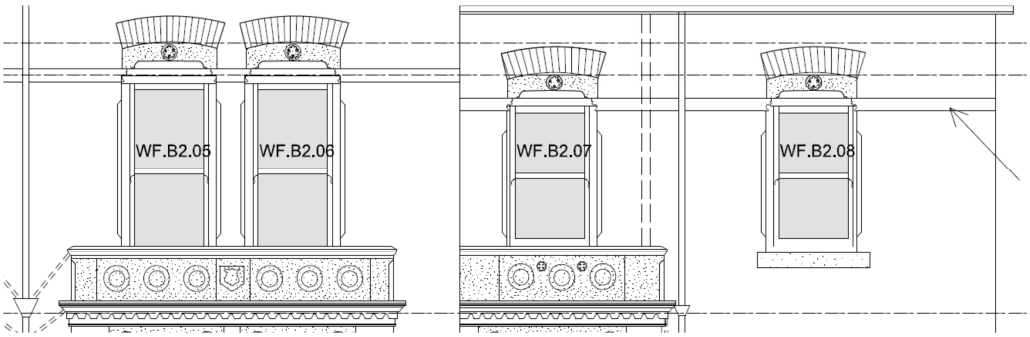


Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



Block No 2, , First Floor, from the scaffold level.





Window WF. B2.08. Clean off Sill and remove any Historic screws/raw plugs and make good. No repairs necessary. All vertical and horizontal joints to be repointed and made watertight.

Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



Entrance Vestibule No 07 to 09. New Sarnafil flat roof. All coping to be cleaned off and butt joints to be repointed and made watertight. All Vertical and horizontal joints to be pointed with matching 'Blond Sandstone' Lime Mortar by J. Carr's.



Remove any organic material and discoloration as required. Brush off any spalling layers. Repoint all vertical and horizontal joints.



Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).







Window Dormer to No 09. Remove organic growth as previousl bescribed, and repoint all joints as required with Lime mortar, to maintain watertightness.

Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



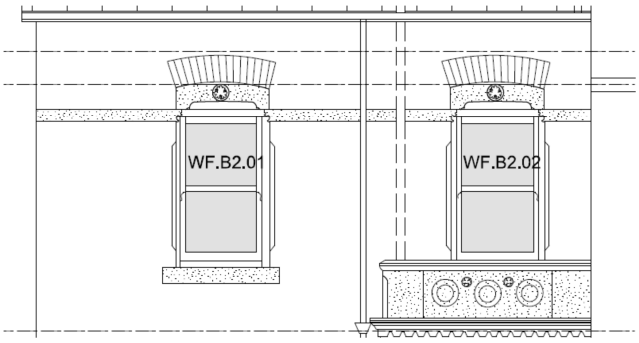
No 07 Window Dormer, requires cleaning off and repointing, with Lime Mortar as necessary.





Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).







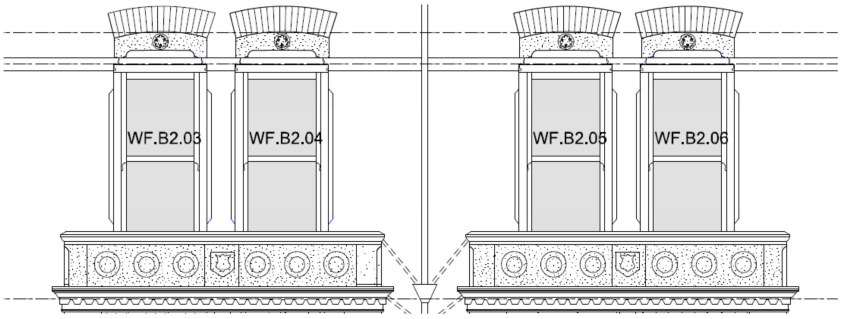


Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



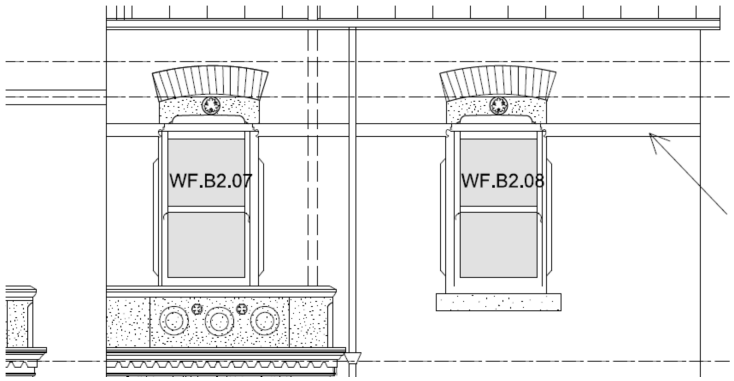
Window WF.B2.01. Currently Temporary access off the scaffold and into No 07. Will require cleaning of and general making good.





Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).





Window No WF.B2.08, to be made good as required, and repointing.



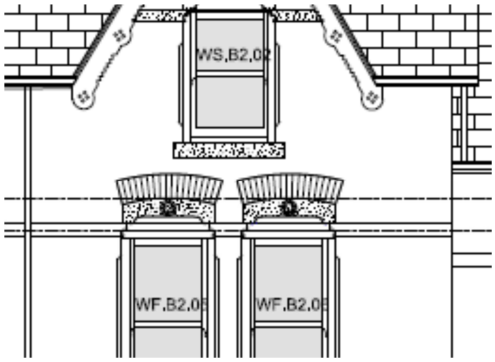
Window No WF.B2.07, and banding course requires pointing. Where possible/clean off any historical elements set within the stone banding course (RW brackets, to the left) and make good.

Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



Window No WF.B2.05 & WF.B2.05, with WS.B2.02 immediately above. Banding course requires cleaning off. All require repointing.

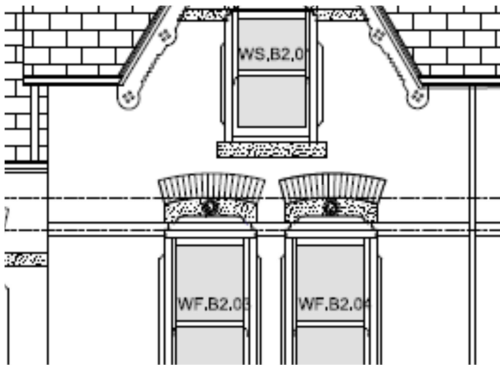




Window (WS. B2.20) is currently being used as an access point to the second floor level. Requires cleaning of any loose material & repointing.

Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).





WF.B2.04 with banding course. WF.B2.03 to the left. Remove, by brushing, any spalling sandstone as required, and make good. Repoint as necessary.



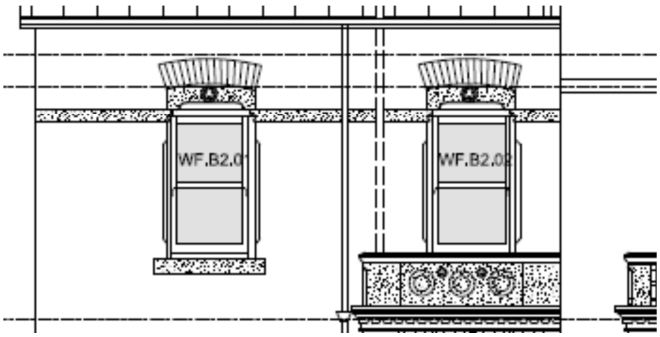
Windows WF.B2.03 & WF.B2 to the right, with WS.B2.01 above. The stone Banding course is spalling and requires brushing back to remove loose material. Point up and make good as required.

Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



The stone Banding course is spalling at the short return and requires 'brushing back' to remove loose flaking material. Point up and make good as required.





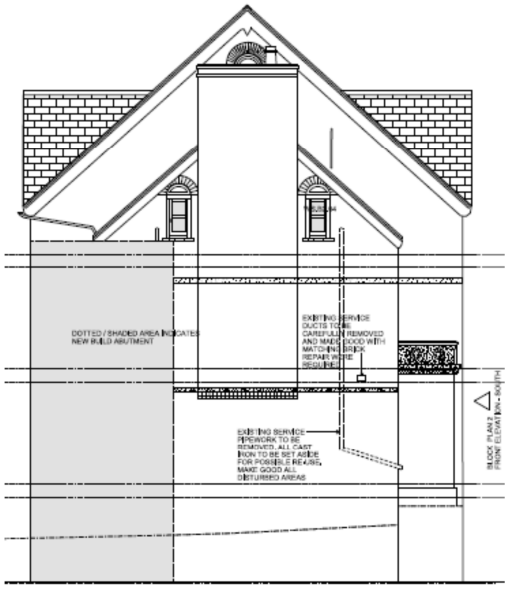
Window WF.B2.02. In relativly good condition.Repointing as required .

Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



Window WF.B2.01. In relativly good condition. Repointing as re





Grosvenor Road Extra Car Facility for Pennaf Housing Association.

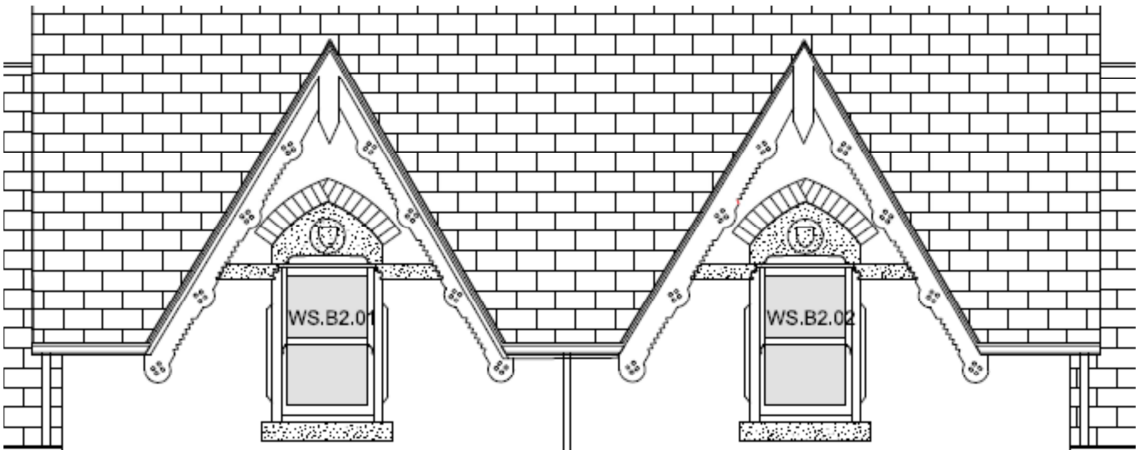
Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



'Gable Elevation', Chimney, Stone Corbel and dentals detail. Brush away any loose and spalling material from the Corbel and banding course and make good generally. Repoint as required.



High level banding course is weathered and spalling and requires brushing off to a stable layer, making good generally and repointing. Cills apear in good condition. Repoint.



Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



Dormer Windows Feature Stone Arch's above windows WS.B2.01 & 02. Historical graffiti should remain. Sandstone is in relatively good condition. Just requires pointing.





Window WS.B2.02 also appears to be relatively good condition. Not that weathered. Needs repointing.

Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



Proposed 'Scope of Works' for: Block No 1.





Bay Window is in a poor condition, with historical movement evident. Timber Windows WLG.B1.06, WLG.B1.07, WLG.B1.08 are all in and fit. There are remnants of Ex' painting

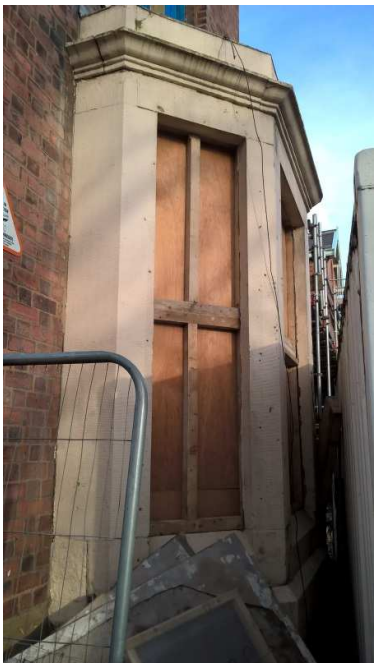
Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).

that is to be removed, possibly repainting as with the majority of the Ex' stone elements. Joints will require considerable packing-out, possible pinning & grouting, and repointing of all perpend's and horizontal joints. General making good, and made weather tight as necessary. Bay roof is finished with a flat leaded roof flashing. These needs replacing.









Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).

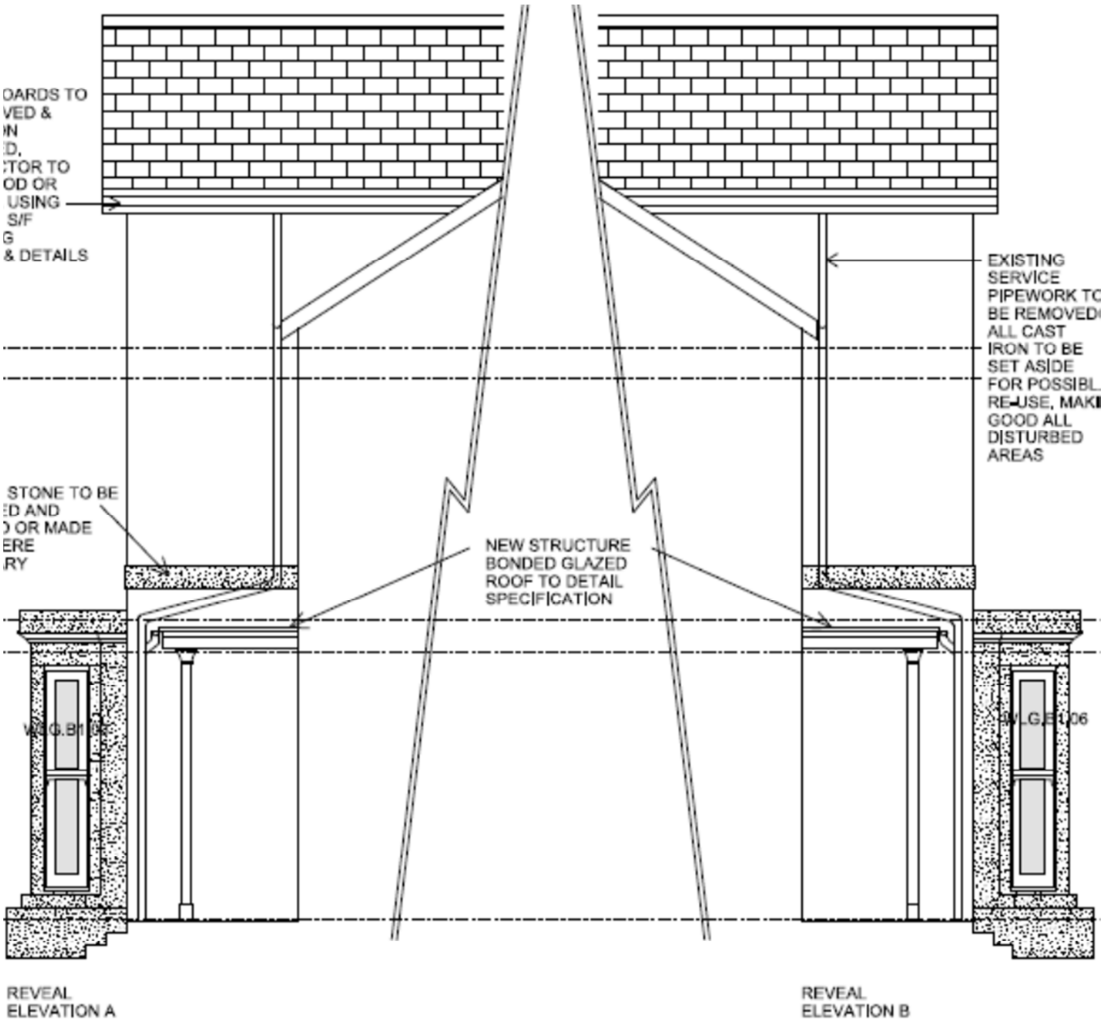
The Existing Stone Bays were painted white, as was the majority of the Sill's on Block No1





Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



The Cast Iron Fretwork, now an open canopy timber roof, to the Front Elevation Block No1, is to be replaced with new like for like. The Ex' asphalt roof historical repairing has marked the Ex masonry façade. It appears this staining cannot be removed.

As part of the Roof Joinery package, a timber pattress could probably be applied to this area of the Main façade where it is coated and stained. The Ex' Stone Banding at window/door level is not painted. At mid-point, the banding is painted, and has not become weathered in the most part. Cleaning off and repainting could be acceptable solution and will be in line with the Conservation Order.

Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).

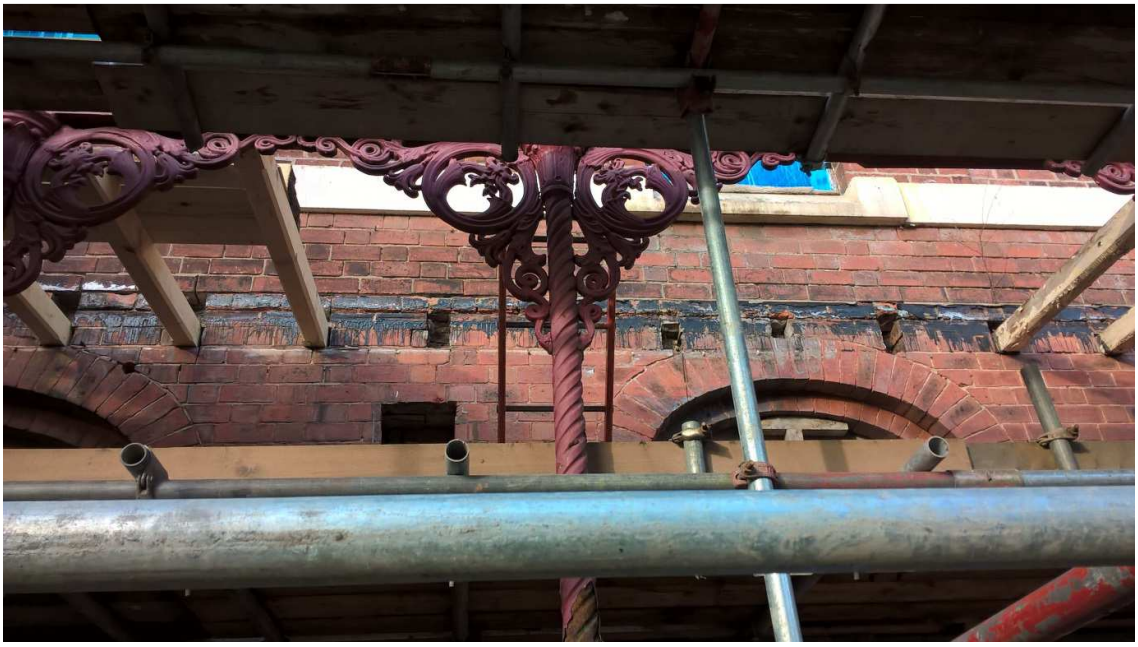




Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).





Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).





The Window heads, to the Outrigger Bays, are Sandstone that has not been painted. Repoint as necessary.

Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).





The higher Banding/stringer has not been painted, but is in reasonably good condition. Needs pointing and made watertight.

Stone Banding window course, to the outrigger, above the Bays is in relatively good condition, this is painted, the same as the Bays.

Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



The Gable Elevation, there are no stone window heads, only stone Sill's, that are painted in line with the wrap around banding course above the Bays to the Front Outriggers.

Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).





Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).





Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).





The Ex' Sandstone Plinth is extremely weathered, and would probably require rendering to its length, along the Gable Elevation.

The Rear Elevation of Block No1, will be rendered from the change in level, at the Sheet Pile location down to include the underpinning locations.

Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



The rear of Block No 1 is partially rendered to the location of the Underbuild



The Ex' Sills & Heads to the rear of Block No1 where all painted, but have now been cleaned off. This has reviled some damage. The Bays have also been removed. for re-installation later

Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



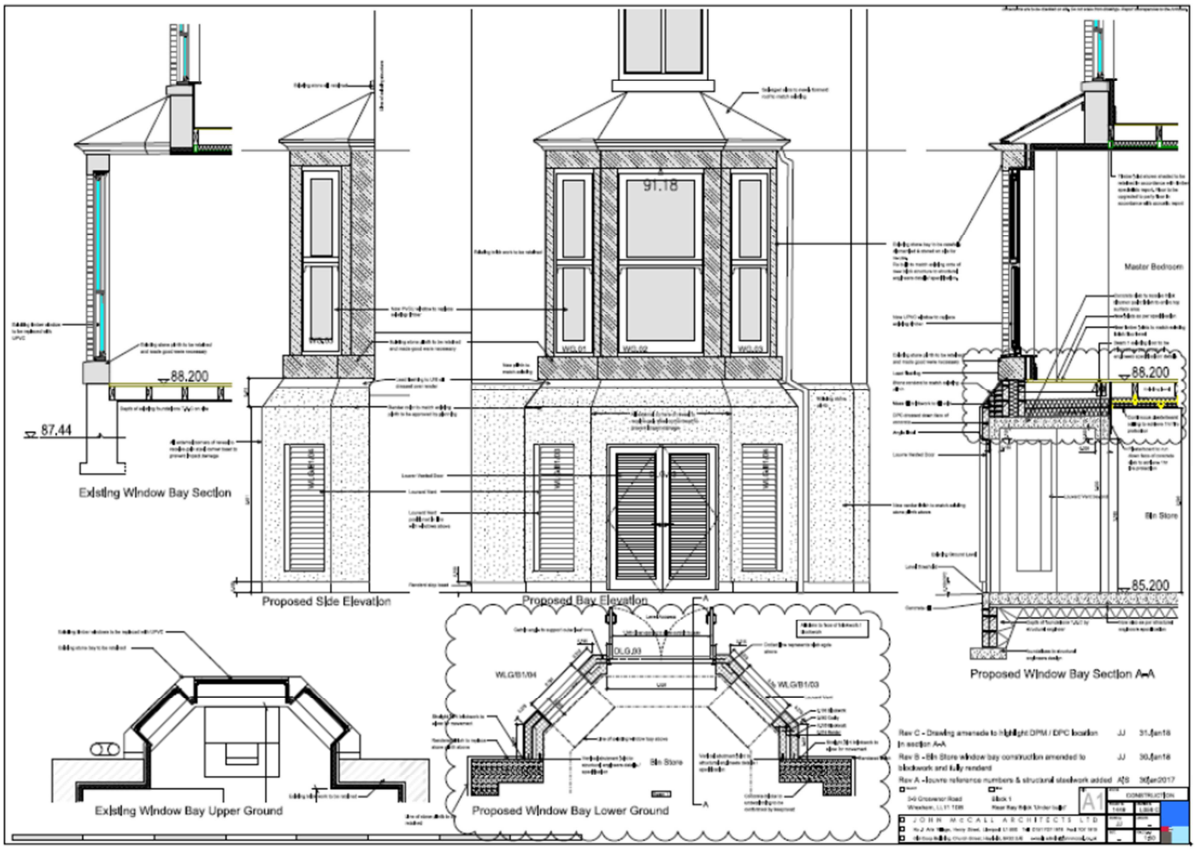




The Ex' Bay will need to be reinstated to the aperture shown. There will be an Underbuild (Bin Store) and the Ex' Stone bay (currently in pieces will need to rebuilt, using doweled-in pins. This will be built up off a new masonry Bay footprint, with concrete lid over.

Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).

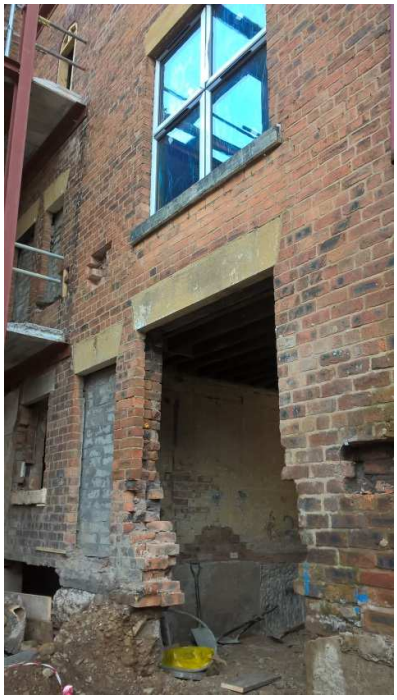




Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).







Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).





Some of the Sills' to the rear will require repair and making good.

Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).





Repairs will also be required, and a degree of making good to the masonry and pointing.

Grosvenor Road Extra Car Facility for Pennaf Housing Association.

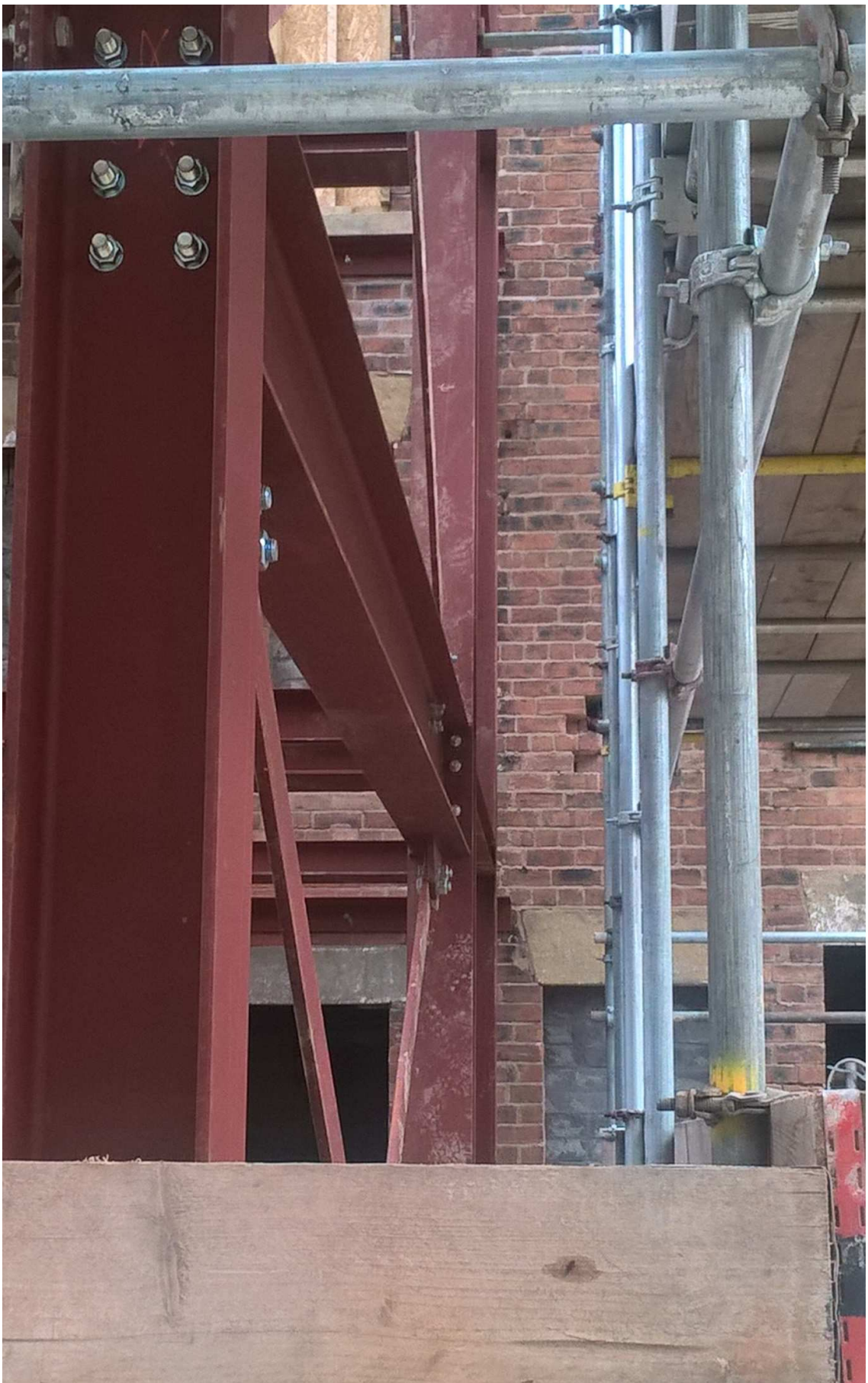
Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).





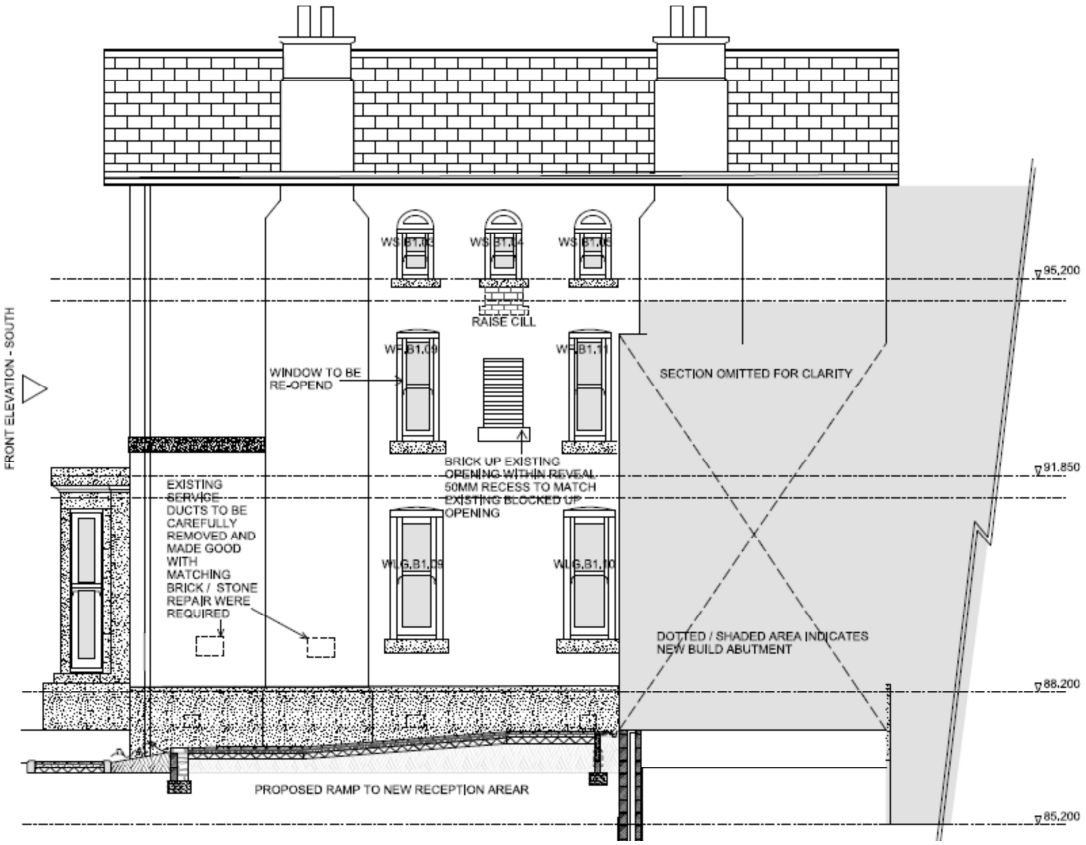
Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



Grosvenor Road Extra Car Facility for Pennaf Housing Association.

Ex' Block No02 (No07 to No09) & Ex' Block No01 (No03 to No05).



Image shows the Link steel in, wrapping around Block No1



Image shows Link steel yet to be installed. The Sills are cleaned off. The Upper Ground Floor Sill, have not been yet been cleaned-off.