



A handwritten signature in black ink, appearing to be "S. Hudson".

Steve Hudson
Henley Restoration And Remedials Ltd.

TROWBRIDGE HSBC

Facade Survey

Monday 13 May 2024

Henley Restoration And Remedials Ltd For ISG

80 Issues Identified



EAST ELEVATION

0.1 - Allow 10lm of pointing to the bottles seen on parapet.

0.2 - Allow to doff clean and bio-cide upper parapet where moss and lichen seen. Allow full length.



EAST ELEVATION

1.1 - Allow to remove and fill in scaffold tie holes. Allowance for new scaffold ties within this measure. Allow 8nr. 4Nr seen currently.



EAST ELEVATION

1.2 - Allow to remove fixings across the facade and point up. 2nr seen currently.



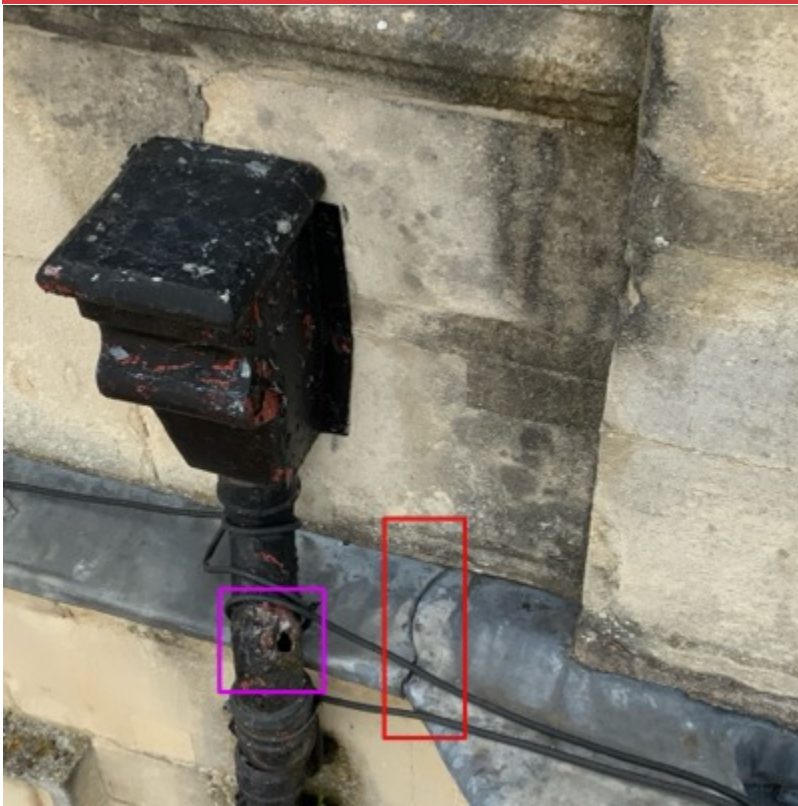
SOUTH RETURN - UPPER LEVEL

Note some loose and friable stone to upper cornice moulded detail. Repair to be quantified upon scaffold access.

Note some loss of stone detail to window surround. Repair to be quantified upon scaffold access.

Stone infills to “blind” windows. Are these being kept as is?

Note some vegetation seen within upper box gutter. Do you want this removing?



EAST ELEVATION

2.1 - Hole seen in 45 degree bend
100mm diameter pipe. Allow to
replace section.

2.2 - Allow to repair/replace
oversized lead flashing.



EAST ELEVATION

2.3 - Split seen in lead flashing.
Allow to replace over sized
flashing.

2.4 - Allow to clear out vegetation
from top of the bay window



EAST ELEVATION

2.5 - Allow to remove and fill tie holes across the facade.



EAST ELEVATION

2.6 - Allow to repair 2Nr quoins.
Allow 0.650 x 0.300 x 0.025



EAST ELEVATION

2.7 - Remove vegetation and apply bio cide. Downpipe doesn't look or feel damaged below the 45 swan neck although the facade shows signs of damp and moss



EAST ELEVATION

Allow to repair with colour match mortar areas above bay window where loose and friable.

2.8 - Allow 0.800 x 0.05 x 0.025 -

2.9 - Allow 0.250 x 0.300 x 0.025



EAST ELEVATION

3.1 - Allow to indent new string projection, including moulded roll underneath 0.400 x 0.150 x 0.150 (0.75 from face line).



EAST ELEVATION

3.2 - Allow to reform sill section with mortar repair or stone indents.
0.500 x 0.100 x 0.100
0.500 x 0.100 x 0.100



EAST ELEVATION

3.3 - Allow to indent splayed lower section of bay window mullion with matching stone. Allow 0.350 x 0.450 x 0.100



EAST ELEVATION

3.4 - Allow to indent splayed sill section with matching stone. Allow 0.350 x 0.120 x 0.120



EAST ELEVATION

3.5 - Allow to defrass the facade where spalling seen.



EAST ELEVATION

3.6 - Allow to indent the splayed bay window mullion. Allow 0.170 x 0.300 x 0.100



EAST ELEVATION

3.7 - Allow to replace with new stone indent to cill below mullion stooling. Allow 0.200 x 0.150 x 0.150



EAST ELEVATION

2.10 - Allow to repair underneath window. Allow 1.2 x 0.600 x 0.050



EAST ELEVATION

2.11 - Allow to repair underneath window. Allow 1.2 x 0.600 x 0.050



EAST ELEVATION

3.8 - Allow to remove fill in fixing holes with colour matched mortar.



EAST ELEVATION

Allow to reform Ashlar and lower plinth stones with in situ mortar.

3.9 - Allow 0.450 x 0.450 x 0.025

3.10 - Allow 0.075 x 0.360 x 0.025

3.11 - Allow 0.100 x 0.360 x 0.025

3.12 - Allow 0.465 x 0.400 x 0.025

3.13 - Allow 0.800 x 0.300 x 0.050
plinth low level



EAST ELEVATION

3.14 - Allow to pin hairline crack

3.15 - Allow to remove loose and install mortar repair across the Ashlar joint. Allow 0.500 x 0.120 x 0.050



EAST ELEVATION

3.16 - Allow to remove ferrous fixing and square up and repair with in situ repair. Allow 0.075 x 0.075 x 0.025



EAST ELEVATION

3.17 - Allow to repair sill with in situ mortar repair. Allow 0.700 x 0.200 x 0.075



EAST ELEVATION

3.18 - Allow to repair low level plinth. Allow 0.500 x 0.300 x 0.075

3.19 - Allow to repair low level plinth. Allow 0.520:x 0.300 x 0.075



EAST ELEVATION

3.20 - Allow to repair low level plinth. Allow 0.900 x 0.300 x 0.075

3.21 - Allow to indent lower mould underneath mullion stooling. Allow 0.380 x 0.180 x 0.100.

3.22 - Allow to repair Ashlar above plinth. Allow 0.450 x 0.250 x 0.025



EAST ELEVATION

3.23 - Allow to pin and repair low level crack.



EAST ELEVATION

3.24 - Allow to pin and repair around down pipe socket fixing.



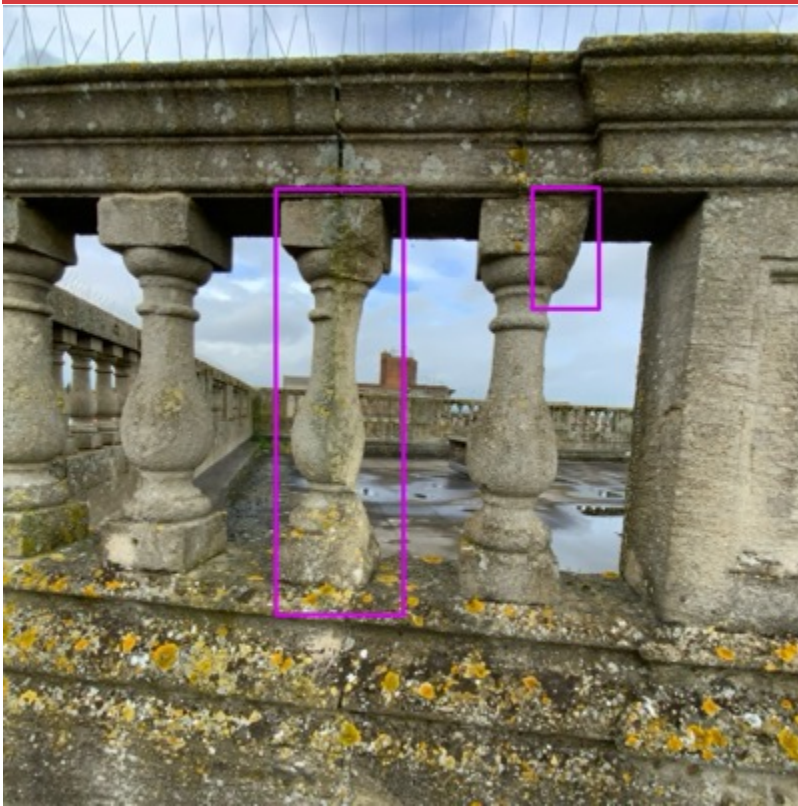
EAST ELEVATION

3.25 - Allow to indent sill profile where chipped. Allow 0.100 x 0.05 x 0.05



EAST ELEVATION

3.26 - Allow to indent sill profile where chipped. Allow 0.100 x 0.05 x 0.05



WEST ELEVATION

0.1 - Allow to replace damaged balustrade bottle. Allow 0.590 x 0.150 x 0.150

0.2 - Allow to indent upper RHS square balustrade bottle section where erosion is seen. Allow 0.120 x 0.075 x 0.075 inclusive of ovolo mould.



WEST ELEVATION

Missing parapet balustrade detail as shown on the drawing. Does this need to be detailed, manufactured and installed?



WEST ELEVATION

0.3 - Minor pitting to face of stone.
Allow to mortar repair. Allow 0.900
x 0.075 x 0.025



WEST ELEVATION

0.4 - Allow to fill in spalled face of
parapet. Allow 0.100 x 0.05 x 0.025



WEST ELEVATION

1.1 - Allow to pin cracked Ashlar adjacent to window.



WEST ELEVATION

1.2 - Allow to detail and indent new moulded window surround to RHS reveal. Allow 0.450 x 0.150 x 0.070



WEST ELEVATION

1.3 - Allow to fill in tie holes across facade. Allow 1 man 1 day.



WEST ELEVATION

1.4 - Allow to indent with matching stone top LH corner of moulded window surround. Allow 0.100 x 0.200 x 0.070



WEST ELEVATION

1.5 - Allow to indent with matching stone new section of lower frieze to the upper cornice.

Allow 0.580 x 0.090 x 0.090 (joint to joint)



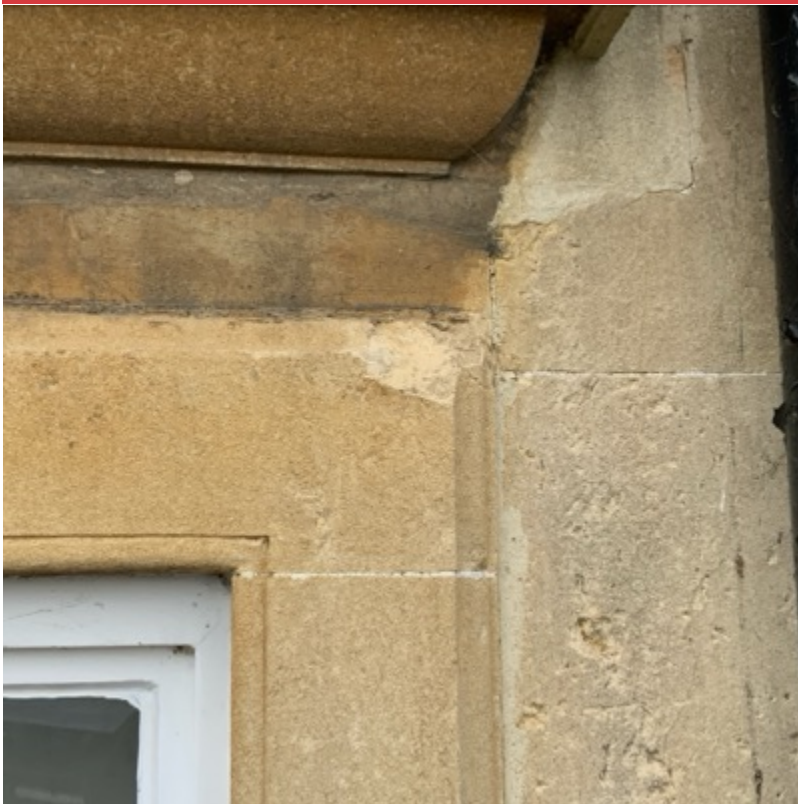
WEST ELEVATION

1.6 - Allow to indent lower moulded roll to upper cornice. Allow 0.250 x 0.04 x 0.060



WEST ELEVATION

1.7 - Allow to remove and fill in old timber redundant rainwater fixing holes.



WEST ELEVATION

1.8 - Allow to indent with matching stone upper LHS of window surround. Allow 0.100 x 0120 x 0.075



WEST ELEVATION

2.1 - Allow to detail and indent upper sky surface cornice projection above window as loose and defective. Stone removed for safety concerns. Allow 0.900 x 0.100 x 0.120



WEST ELEVATION

2.2 - Allow to indent new stone to damaged section of window sill. Allow 0.100 x 0.080 x 0.100

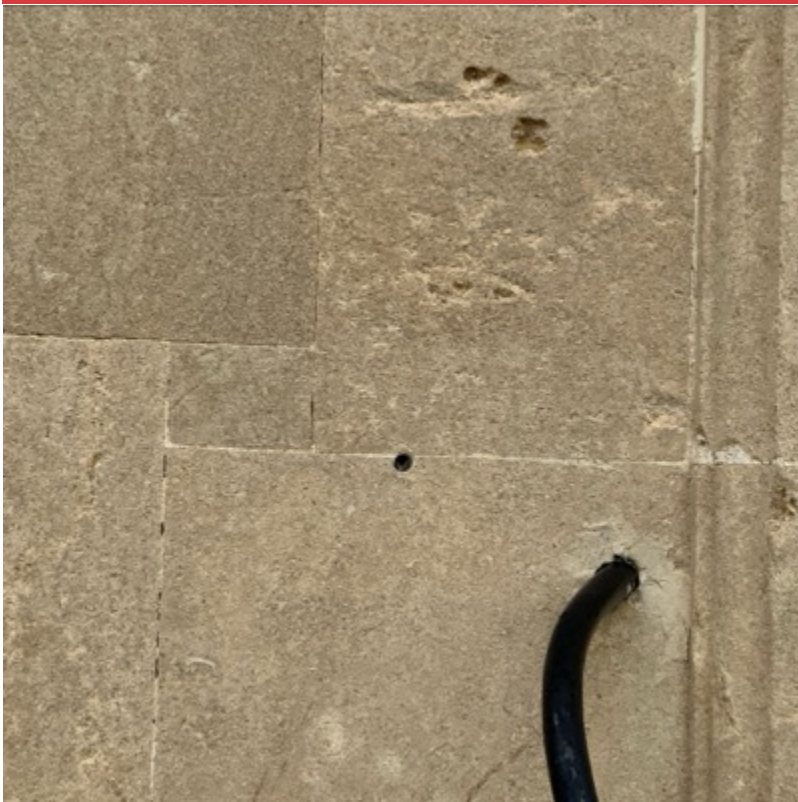


WEST ELEVATION

2.3 - Allow to indent new stones above "blind" window.

Allow 0.225 x 0.190 x 0.050

Allow 0.260 x 0.100 x 0.050



WEST ELEVATION

2.4 - Allow to remove fixings and fill holes. Picked up in items 1.4



WEST ELEVATION - NOTE

Note - Detail lost to quoin stones arises to LHS of the building. Previous indents and defrassing carried out. Do these arises need repair or indents? Allow 8nr quoins to be detailed and repaired/indented once the facade scaffolded and the building fabric is cleaned.



WEST ELEVATION

2.5 - Allow to indent with matching stone window arch key stone where delaminated. Allow 0.300 x 0.050 x 0.050



WEST ELEVATION

2.6 - Allow to indent RHS window reveal section where previous cementitious repair has failed. Allow 0.920 x 0.220 x 0.065



WEST ELEVATION

Metal staircase to be rubbed down and re decorated.



WEST ELEVATION

2.7 - Allow to defrass Ashlar and review if repair is required once scaffolded and cleaned.



WEST ELEVATION

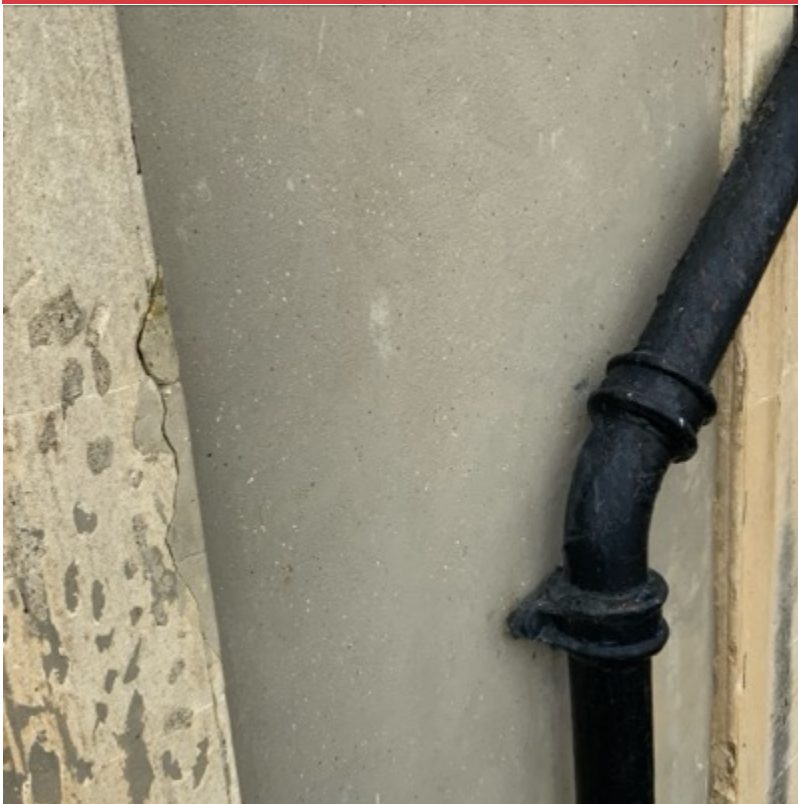
2.8 - Allow to indent with new stone LHS blind window. Allow 0.550 x 0.220 x 0.060



WEST ELEVATION

2.9 - Allow to indent with new stone
LHS blind window. Allow 0.350 x
0.220 x 0.060

Note - Lots of cementitious repairs
carried out around this location.
Does this want to be picked up for
repair/tinting or is the client happy
with this being left as is?



WEST ELEVATION

2.10 - Allow to indent with new
stones to LHS reveal to "blind"
window where damaged.

Allow 0.100 x 0.050 x 0.050

Allow 0.310 x 0.050 x 0.050



WEST ELEVATION

3.1 - Allow to mortar repair Ashlar.
Allow 0.300 x 0.350 x 0.050

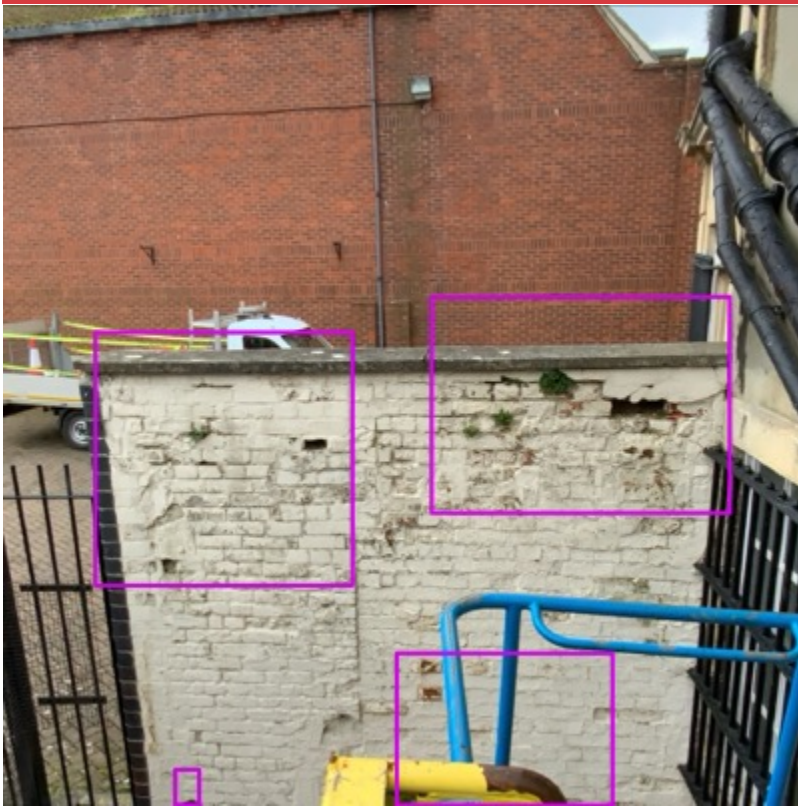


WEST ELEVATION

3.2 - Allow to defrass/remove loose and cracked stone and previous repairs and carry out mortar repair.

Allow 0.100 x 0.050 x 0.025.

Allow 0.150 x 0.150 x 0.025 x 10nr
around metal window guard.



WEST ELEVATION - SOUTH PROJECTING WALL

3.3 - Not picked up in drawings or scope.

Allow 2.5 m2 of brickwork re-build across the wall (if required).

Allow 6m2 of re decoration in masonry paint (if required).



WEST ELEVATION

3.4 - Allow to indent sections where missing or defective with new stone.

Allow 0.150 x 0.050 x 0.060

Allow 0.310 x 0.080 x 0.060

Allow 0.155 x 0.200 x 0.060



WEST ELEVATION

3.5 - Allow to indent lower section of LHS reveal where friable with new stone.

Allow 0.210 x 0.05 x 0.060



WEST ELEVATION

Railings to rub down and re decorate

Allow 14.5 lm x 2.100m



NORTH ELEVATION

0.1 - Allow to pin crack to parapet.



NORTH ELEVATION

0.2 - Allow to repair in situ spalled sections of balustrade bottle.



NORTH ELEVATION

0.3 - Loss of upper corner to balustrade bottle. Looks safe currently.



NORTH ELEVATION

0.4 - Loss of stone seen to rear face of balustrade bottle. Allow replace bottle with new stone.



NORTH ELEVATION

1.1 - Allow to mortar repair upper section of cornice where previous repair has failed.



NORTH ELEVATION

1.2 - Allow to indent stone that was loose and removed for safety reasons. Allow 0.150 x 0.050 x 0.075



NORTH ELEVATION

1.3 - Allow to remove and fill previous fixing holes across the facade.



NORTH ELEVATION

1.4 - Allow to indent upper plinth mould to below window where defective.

Allow 0.480 x 0.075 x 0.050

Allow 0.340 x 0.075 x 0.050



NORTH ELEVATION

1.5 - Allow to defrass and indent moulded section of cornice. Allow 0.450 x 0.10 x 0.100



NORTH ELEVATION

1.6 - Allow to indent frieze drip mould to cornice. Allow 0.100 x 0.050 x 0.100



NORTH ELEVATION

1.7 - Allow to indent frieze drip mould to cornice. Allow 0.100 x 0.050 x 0.100



NORTH ELEVATION

1.8 - Allow to indent moulded roll section of cornice. Allow 0.200 x 0.100 x 0.075



NORTH ELEVATION

1.9 - Allow to indent frieze drip mould to cornice. Allow 0.100 x 0.050 x 0.100



NORTH ELEVATION

1.10 - Remove loose and defective stone within the pediment and generally across the entire upper entablature and carry out mortar repairs.

Allow 2.6 x 0.700 x 0.250 entablature.



NORTH ELEVATION

1.11 - Allow to pin crack below window.



NORTH ELEVATION

2.1 - Allow to indent frieze drip detail to 2nd floor cornice.

Allow 0.250 x 0.050 x 0.075 allow 2nr.



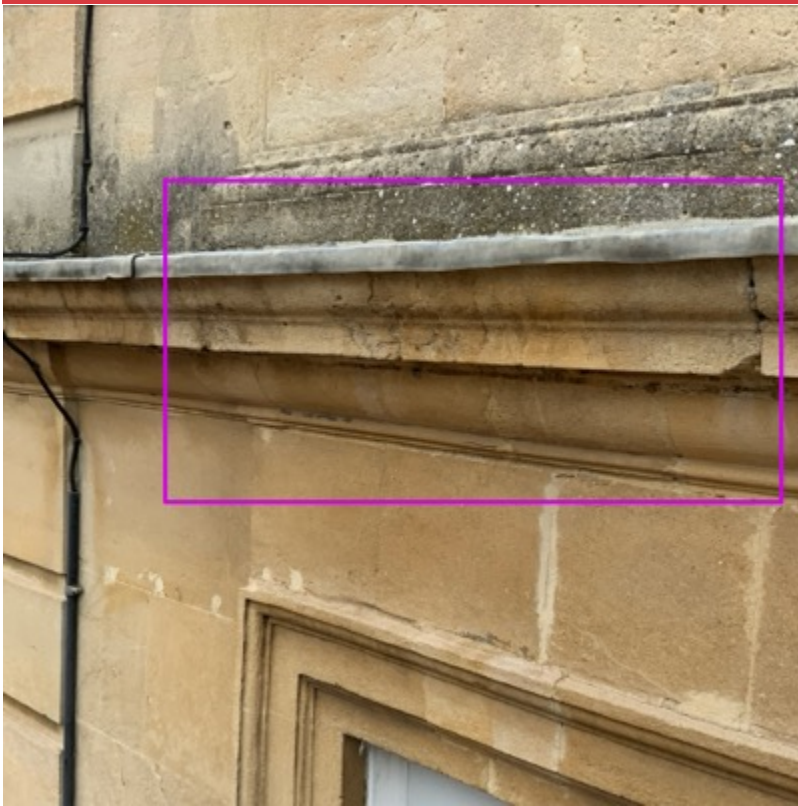
NORTH ELEVATION

2.2 - Allow to indent frieze drip detail to 2nd floor cornice. Allow 0.230 x 0.050 x 0.075



NORTH ELEVATION

2.3 - Lead to be review as under sized, split and small up stand flashing (by others).



NORTH ELEVATION

3.1 - Allow to range over frieze drip detail to 1st floor cornice and repair. Allow 1 man 1 day



NORTH ELEVATION

3.2 - Allow to range over frieze drip detail to 1st floor cornice and repair. Allow 1 man 1 day