

Interpretating scope of restoration works.

Wording of the condition required the Childs Sulzmann Conservation Method Statement to be followed, therefore the extent and obligation to restore the façade is determined by the contents of this document and how it is worded. I have reviewed the Conservation method statement and have interpreted the following.

Key:

Depending upon phrasing the works have been interpreted as either compulsory or optional:

Proposed/will/shall = **Compulsory**

Recommended/could/should = **Optional**

Where works affect structural integrity, they will be carried out regardless of optional status.

Rooted plant growth-

We will carry out these works as they are otherwise detrimental to the façade.

p5- Repair to string course- "any damage to the string courses or cornices **should** be repaired". **Optional**. We will carry out these works as they have a structural implication.

Paint removal-

p6- Paint removal- "it is **proposed** that the existing paintwork is removed". **Compulsory**

Plinth defects-

p7- To be determined following paint removal. No requirement to remove render. **Optional**

Spalled/Decayed Stonework-

p8- "the defective stonework **should** be cut away". **Optional**

Pediment-

p9- Pediment- "4no. keystones around the oculus have damage to the top edges. It is proposed that these are repaired". **Compulsory**

p9- Horizontal Cornice- "It is proposed that the eroded section of cornice is cut out and replaced". **Compulsory**

p10- Underside of Horizontal Cornice- "cornice and soffit that turns the corner **should** be reinstated". **Optional**

p11- Raking Cornice- "Bitumen covering should be removed", "lead weathering could be installed", "should" is repeated through this section. **Optional**

Stonework at first floor-

p12- To be determined following paint removal. "Beneficial to repair". **Optional**

Doorcase + Pediment

Structural repair/replacement to be carried out.

Removal of Fixings

Will be carried out.

Removal of Infill to Windows

p15- Reveals- "repairs to the reveal should be made" **Optional**.

Windows-

We propose to use window style option 1.

Steps-

p23- Steps- "steps have been overclad in slip-resistant tiles... It is proposed that these are removed".

Compulsory.

Boundary Treatment

Boundary treatments to be reviewed once scaffold is dropped.

Summary

Paint removal and removal of tiles from the steps is compulsory. The compulsory pediment works will be carried out as part of the structural repairs when we make the facade safe. All other repairs are optional and will be discussed with the client and Dawsons.