

MOSSLEY

(Scotland) Ltd

Building Restoration, Conservation and Consultancy
Mount Pleasant, Binniehill Road. Slamannan FK1 3BE

Vat no 774900804

Stuart Baxter
Kerr Baxter and Associates
Conc: Sauchiehall Street and Rose Street

Dear Stuart.

27 February 2014

Further to my recent inspection of the above property I would like to submit the following report concerning the condition of the existing facades.



Rose St and Sauchiehall Street

<http://www.mossleyscotlandltd.co.uk/>

Upon close inspection and hammer testing it is obvious that numerous cement render repairs have been applied in the past both at 3rd and 1st floor levels.



High Level Cement Render Repairs

The existing render appears to be applied onto a galvanised mesh which has been fixed to the underlying sandstone.



Evidence of Galvanised Mesh

The existing projecting cill course appears to have been formed using some sort of fibreboard, overlaid with galvanised stop beads and mesh, and I would recommend testing this board for the presence of asbestos, prior to undertaking any further works.



Fibreboard and Mesh



Cill Course

There are many of the existing projecting features, most notably moulded architraves, that have failed and been removed by others, and there appears to be numerous small test holes throughout the elevations from a previous survey.



Missing Architraves



Existing Render



Previous Inspection Holes.

The existing render appears extremely soft in places, and I could not determine the number or type of fixings used to secure the mesh, neither could I determine the condition of the underlying sandstone that the mesh is secured into, although all areas are ringing "bossed" when hammer tested.

A number of the rendered panels are showing signs of cracking or crazing, and I would assume that rainwater has ingressed the surface and may well have affected the existing reinforcing, and as the mesh appears to be galvanised may well be corroded internally, again affecting the stability of the render and fixings.

The roofs and moulded string courses appear to be in reasonably good condition although there is foliage well established on the Rose Street facade, and the roots appear to be affecting the existing joints.

The existing decoration of the windows is extremely poor overall with numerous exposed bare timbers and missing putty throughout the frames.

Many of the windows are painted shut and the condition of the existing mastics must be called into question.



Corroded Galvanised Mesh



Crazed Render





Foliage and Root System



Poor Decoration and Defective Putty



Window "Painted Shut"



Roof Area (Rose Street)





Roof Area (Sauchiehall Street)

To summarise the findings, the condition of the existing render and certain areas of stonework may determine a reasonable high scope of works being undertaken, once the condition of the mesh and underlying background has been fully determined.

It may be possible to carry out a redecoration exercise if the above is found to be in reasonably good condition, with adequate fixings. At present there appears to be no danger of the render detaching from the background in the short term, as the render appears to be well attached to the underlying reinforcing, but further exploratory works may be advisable prior to erecting a fully boarded scaffolding.

Should you require any additional information, please do not hesitate to contact myself.

With Many Thanks.

Andy Tetlow.

Director.