Alkrington Hall . Alkrington Hall Road North , Middleton ,M24 1WG

Heritage Listing - Grade 2 Listed List Entry Number 1068499 National Grid Reference SD 8659 05179 District Rochdale (Metropolitan Authority)



Side elevation



Front elevation



Rear elevation



Roof Aerial View

Parapet wall requires rake and repoint to stop

Water ingress





Lead bays / gulley's require fully cleaning overall.

1 Lead bay (shown) will require replace-ment with code 6 lead

Lead perimeter gully and bays require bossing and parapet walls above require point using hot lime mortar



2 Number chimneys which require fully raking out , new lead flashings. Soakers, Aprons & fully repointed in hot lime mortar and re flaunching around chimney pots



Overall the roof requires a

general over hall

Hips & ridge tiles need re bedding

There are a small number of tiles

that need to be changed.

The Velux window needs to be changed as its leaking

The parapet wall over the lead gully's need raking out and re pointing with hot lime mortar



There are 2 sandstone copings which we intend to replace like for like

Side elevation



The complete side elevation has also been pointed in a hard cement mortar which is causing bricks to spall , we intend on employing an experienced heritage company to carefully raking out and re pointing with hot lime mortar along with removing and replacing damaged bricks with closely matched reclaimed bricks.

The right hand downpipe from the roof above has been crudely repaired with a soil pipe , we will be re casting in lead and replacing the soil pipe.

There are a number of damaged sandstone headers and sils which we intend on repairing

















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Elevation and ariel pictures

Front elevation

The property is to the right of the line





A partiqually hard cement mortar has been used to point all elevations which is causing brick faces to spall

To protect the building going forward this should be removed carefully and repointed in hot lime mortar.



There are a small number of sandstone sils, copings & moldings which require repairs with lime based sandstone re-pair compounds

Damp issue into lower basement

Requires either a Arco or French drain to stop ingress to basement

There are issues with sandstone plynts which need reparirs with lime based repair compounds



Rear Elevations



Overall the rear elevation is the worst .there are large patches of spalled bricks due to the hard cement pointing which should re moved carefully and re pointed using hot lime mortar

There are a number of sandstone headers & sills which require repairs or replacements

Above the rear door the sandstone portico style canopy re quires repairs and dressing, there is also a lead casting which has been removed which we intend on re casting.













General pictures showing cement pointing , spalling to bricks and sandstone plinths , sills, headers & copings which we intend on repairing or replacement using traditional methods with reclaimed materials .


























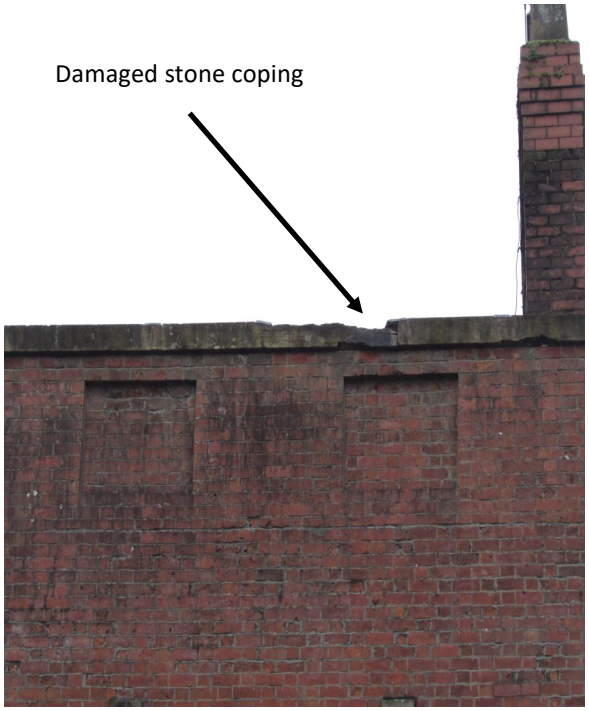

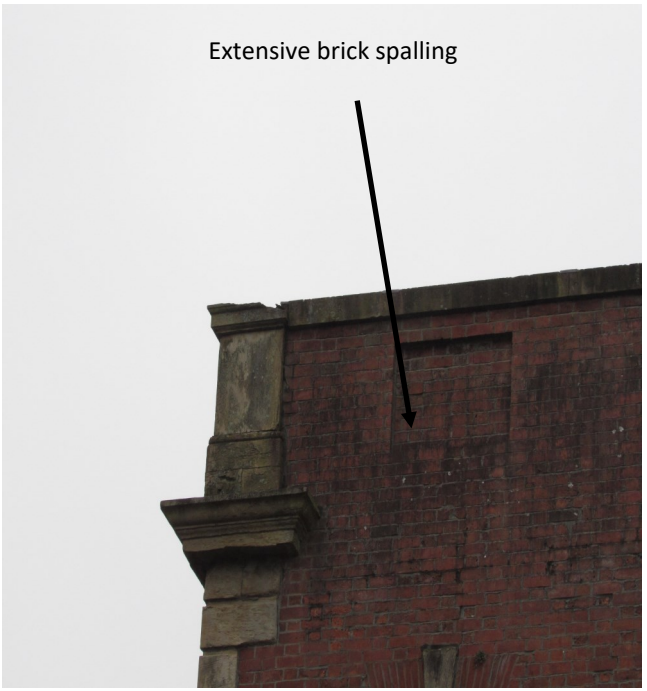









Hard cement mortar has been used to point the complete property—without testing we believe a 2 to 1 cement mortar has been used which is causing bricks to fail.



Sandstone plynths ,sill, headers and mulions re-quire repairs and replacement using sandstone repair compounds such as Conserve or Wormsleys lime based repair kits



Its hard to say completely how much of the bricks are spalling but we anticipate the following by

Elevation.

Front 25%

Side 38%

Rear 40%

Our contractor has extensively survey the elevations

And tapped as many bricks as possible and they sound hollow in high numbers.

We are intending on carefully removing the cement

Mortar /defective bricks and then replacing the bricks with closely matched reclaimed bricks and then

Totally repointing all elevations in hot lime mortar mixed with a suitable aggregate such as

Cardenmires or Nosterfield sands