



Front facade, showing the Rialto building on the right hand side and the Winfield building on the left hand side.



Rear elevation of the Rialto building.



Internal view, with the Rialto building on the left and the Winfield building to the right, with the glass canopy over.



1a.



1b.



1c.



1d.



1e. & 12b.



3a.



3b.



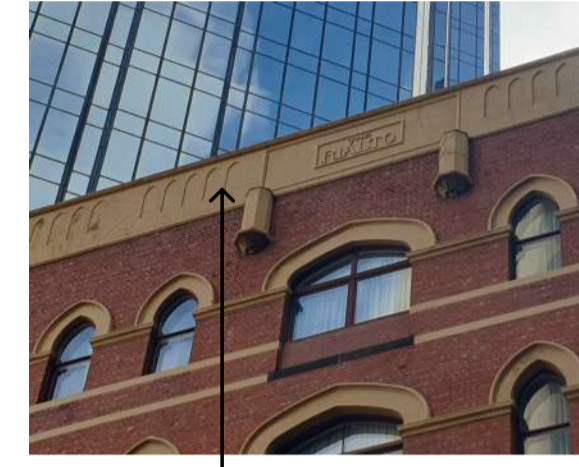
3c.



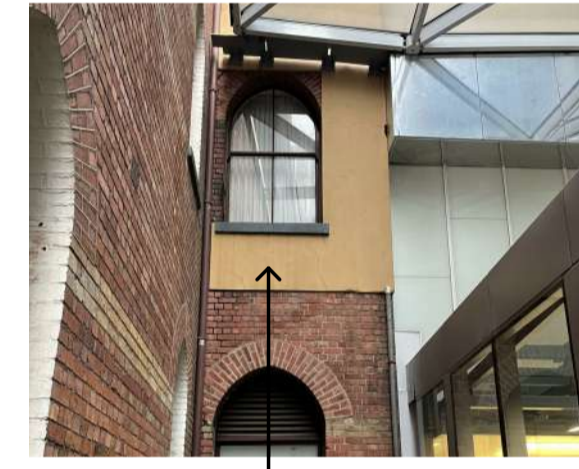
3d.



3e.



3f.



3g.



4a.



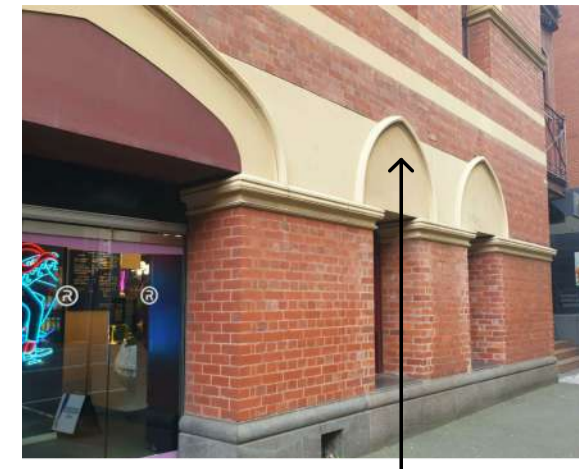
4b.



5a.



7a.



7b.



9a.



11a.



12a.

General (including preliminary, protection and stabilisation works)

- The following schedule is based on a visual inspection of the building facade carried out from street level only and the upper levels of the Winfield Building (where accessible). There may be additional works required in concealed locations and at parapet level and above that are not mentioned below. Allowances should be made for undiscovered conditions.
- All conservation works shall be undertaken to ensure that as much original/early external fabric as possible is conserved. Where repairs are necessary, effort should be made to retain surviving original fabric rather than replace it with new fabric of a similar material or design.
- Where fabric is unable to be repaired and reused, it must be replaced with a compatible alternative of matching appearance.
- Appropriate protection is to be applied to all of the retained original fabric.
- Any temporary support structures erected to facilitate dismantling, or construction works must have regard for the locations of key architectural features and seek to avoid damage to these elements.
- Any damage to retained fabric resulting from the construction works (including where temporary fixings have been removed) is to be made good to match existing.
- No works should be undertaken without the guidance of tradesmen or other persons skilled in the particular tasks to hand.

Reinstatement and repairs

- Generally, remove all redundant modern fixtures, conduits, electrical fittings and the like. Make good damage to fabric associated with this.
- All dismantling and demolition works interfacing with the retained registered fabric are to be undertaken with care (using hand tools) to ensure minimum interference with, or damage to, significant fabric.
- Where fabric is to be proposed to be removed (eg where windows are enlarged to create door openings), ensure all bricks in sound condition are retained for re-use in conservation works.
- Investigate ground floor archways to the Flinders Lane façade for potential to remove modern infill and re-instate original openings.

1. Roof

- 1a. Carefully remove cast iron crests for repair off-site in contained workshop conditions. Prior to removal, record location through numbering/photographs and drawings. Scope of repair to be determined after removal. In consultation with project heritage consultant. Investigate cast iron work for evidence of original paint colour and record. Remove existing paint layers and any corroded material by grit blasting. Reinstall missing components to match existing, prime with zinc rich primer and repaint with min. 2 finishing coats (to match evidence of original paint scheme – if evident). Reinstall to original location, with fixings to engineer's detail.
- 1b. Reinstall missing finials to Winfield Building parapet (refer c1910 photograph for original finial detail/location on drawing 03). Pinning to engineer's detail.
- 1c. Repair or replace concrete finials to the Rialto Building to match existing – ensure finials are secured with pinning to engineer's detail.
- 1d. Allow to replace all existing corrugated steel roof cladding with new Z600 galvanised corrugated steel cladding.
- 1e. Inspect gutters/downpipes/roof flashings etc to Collins Street facades to determine cause of water damage to third floor interiors. Repair defective box gutters/flashings and ensure downpipes are free of blockages. Project heritage consultant to advise on scope of repairs after inspection is carried out. Subsequent to these works, repair water damaged ceilings to Collins Street balconies.

General

- Inspect slate and zinc tiled roofs. Refix loose tiles and replace any missing tiles to match existing. Ensure roofing materials are compatible with metal fixings, flashings rainwater goods etc to prevent galvanic corrosion.
- Make good any damage to roof where modern atrium structure has been removed and ensure cladding is watertight.

2. Rainwater goods

- Inspect downpipes to ensure they are functioning properly (including removal of any blockages). Replace damaged downpipes where required to match existing (subject to confirmation that size and number of downpipes has capacity to satisfy relevant building codes)
- Inspect gutters, ensure correct falls and secure any loose fixings. Replace damaged eaves gutters where required to match existing (subject to confirmation that the gutter size has sufficient capacity to satisfy relevant building codes).
- Sand back gutters and downpipes to remove any loose/flaking paint and loose corroded material. Treat corroded areas with rust convertor and apply zinc rich metal primer to any bare metal, followed by two finishing coats of Dulux Metalsield (or similar) to match existing colour.

3. Walls (Brickwork and tile surfaces)

- 3a. Remove bench to ground floor west elevation and make good brickwork as required (label is at approximate location as not shown on drawing).
- 3b. Make good where non-original entrance gate is to be replaced at boundary.
- 3c. Rebuild brick at corner: replace missing bricks and re-bed loose bricks.
- 3d. Remove mortar that has been smeared on brickwork.
- 3e. Curved brick wall-some damage to brickwork. Leave as is for historical indication of impact damage from carriages.
- 3f. Non-original parapet: inspect for damage / cracks and drummy render and repair as required.
- 3g. Rear internal north wall (Rialto building)-remove non-original render and made good brick under.

- 3h. Rake out any loose/degraded mortar and any existing poorly matched mortar repairs to a nominal minimum depth of 20mm. Do not cut, grind or alter the thickness of joints. Repoint to match original mortar colour with joints struck to match existing brickwork. Pointing repairs to use a soft (hydrated) lime mortar no stronger than the original mortar. Contractor is to prepare samples of repointing for approval of the project heritage consultant prior to undertaking the whole of this work. Areas marked with hatch require re-pointing but allow for additional areas. A sample of brick repairs and repointing is to be prepared for review by project heritage consultant prior to proceeding with the whole of this work.
- 3i. Make good brickwork where 1980s addition is to be demolished.

General

- Gently clean brick and tiles surfaces to remove graffiti, organic growth, surface deposits, grime etc using non-abrasive methods, preparatory to repairs and reconstruction. Small tests should be undertaken in discreet sections of the facade to the heritage consultant's approval, to establish the efficacy of the facade cleaning methods and their safety for use across all tiled and brick surfaces. The least aggressive cleaning methods are to be trialled first (eg warm water at low/medium pressure in conjunction with scrubbing using a stiff nylon bristle brush and pH neutral detergent). Sandblasting or other abrasive paint removal systems are not to be employed.
- Repair brickwork, including associated damage and fabric losses (holes etc) using traditional repair techniques and compatible, lime-based mortar (based on laboratory analysis of original mortar samples). Heavily damaged or missing bricks are to be replaced using bricks salvaged from the demolished parts of the building. Minor holes in bricks (nominally under 30 mm dia.) can be filled using a mortar mix coloured to match.
- Re-fix any loose tiles and replace missing/damaged tiles to match existing (noting that the tiles appear to be generally in good condition with no defects observed from ground level). New grout to match existing. Samples of any replacement tiles to be provided for review and approval by project heritage consultant prior to installation.
- Existing unpainted external brick and stone surfaces are not to be painted.
- Make good brickwork where canopy and atrium structure are to be removed.
- Make good to brickwork where door openings/window openings are to be altered.
- Where existing window openings are to be converted into door openings (and vice versa); make good brickwork and retain any removed bricks for re-use.

4. Floors

- 4a. Take up the (previously re-laid) bluestone kerbing and paving to Winfield Square. Store in secure location and relay to existing location after completion of new basement construction. Any missing stones to be replaced to match existing.
- 4b. Allow to fill gaps in west laneway paving with lime-based mortar (subject to confirmation of laneway treatment).

5. Render

- 5a. Reinstall 'The Wool Exchange' signage to Winfield Building in pressed cement lettering (refer c1910 photograph on drawing 03).
- General**
- Generally clean down rendered surfaces using non-abrasive methods (eg soft nylon bristle brushes and soap and water). Sand blasting and aggressive chemical systems are not to be used. Remove any loose, flaking or degraded paint to provide sound, even surface for repainting, or where necessary for render repairs. Suitable methods for paint removal include warm water at low/medium pressure, possibly in conjunction with a mild chemical paint stripper, or a modern proprietary treatment such as Dumond 'Smart Strip'. Any cleaning or paint stripping system should be tested in a discreet section of the facade to establish its efficacy and safety for use across all rendered surfaces. Test panels are to be made available for inspection and approval by the project heritage consultant.
- Inspect façade for evidence of drummy/cracked/defective render and provide localised repair to match existing.
- Minor render losses/chips to details and hairline cracking are acceptable and do not require repair.
- Samples of existing render and mortar are to be analysed and all render repairs and repointing works are to use this composition. Analysis of render and mortar to be undertaken by firm with recognised experience in heritage buildings eg: Grimwade Centre for Cultural Materials Conservation, Sharp & Howells or Stone Initiatives.
- Repair methodology as follows:
 - Minor crack repair: cut out cracked render back to sound substrate to a minimum width of 30mm. Clean with compressed air or water. Fill crack with new render and re-run any mouldings in situ to match original profile and finish.
 - Major crack repair: cut out cracked render back to sound substrate to a minimum width of 300 mm. Clean with compressed air or water. Install stainless steel mesh over cracked area and fix with stainless steel screws and washers. Apply new render in three coats to match existing adjacent finish. Where crack is through mouldings, re-run profile of moulding in-situ to match original profile. Build up minimum of three coats, ensuring each coat keys into coat below.
 - Render repairs to plain/flat surfaces: cut out drummy, cracked or defective render back to sound substrate. Clean with compressed air or water. Build up new render in traditional 3 coat lime based render to match original depth and finish, reinstating falls to remove rainwater. Ensure each coat is given sufficient time to cure before application of the next coat. Ensure coats key into coat below.
- Reinstate missing or damaged rendered elements. Architectural detailing, including mouldings, is to be precisely reproduced. No prefabricated mouldings are to be used. Test samples of render repairs are to be prepared for approval by the project heritage consultant before proceeding with this work as a whole.
- Make good render where openings are to be altered using methods outlined above.

6. Glazing

- General**
- Leadlight windows generally appear to be in good condition but if repairs are required, they should be carried out by a specialist stained-glass conservator.
- Allow to replace any existing clear glazing with new clear glazing to architect's specification (eg for improved thermal/acoustic performance).

7. Joinery

- 7a. Remove non-original door hardware to Rialto Building Collins Street corner entrance and replace with historically appropriate door hardware.
- 7b. If removal of infill at rear elevation archways can be achieved, surrounding render and brick surfaces to be made good to match existing.
- General**
- Inspect external door and window joinery and repair as required. Joinery generally appears to be in sound condition, but any decayed timber elements should be carefully cut out and new timber spliced in to match existing detail.

8. Painting

- Painted surfaces to be tested for lead content. If lead is present in existing primers or paint finishes, paint stripping is to be undertaken in accordance with relevant Australian Standards (AS4361.1 & AS4361.2 Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings.).
- Repaint external rendered surfaces as required using mineral paint (or similar) to match existing colour.
- Lightly sand external joinery to remove any loose and flaking paint and fill holes as required. Replace any missing/degraded window putty as required.
- Prime all exposed timber and apply minimum two finishing coats of enamel paint to match existing colour.

9. Balconies/pedestrian bridges

- 9a. Carefully remove cast iron balustrades from the east elevation where access to new pedestrian bridges is required. Balustrades to be stored in secure/dry location. Reinstall these balustrades where existing pedestrian bridges are to be removed. Replica cast iron balustrades can be used to make up any shortfall in existing material.
- 10. Hoists, old mechanisms and timber platforms**
- Retain original/early goods hoists in-situ. Inspect metalwork for evidence of corrosion – treat as required by wire brushing loose corroded material, application of rust convertor, zinc rich primer to any bare metal. Repaint with min. 2 finishing coats to match existing colour.
- Inspect timber platforms and repair or replace damaged fabric to match existing. Repaint to match existing.

11. Stonework

- 11a. Existing damage to bluestone wall to west laneway and other locations to be retained as evidence of impact damage from historical use by delivery carriages/trucks.

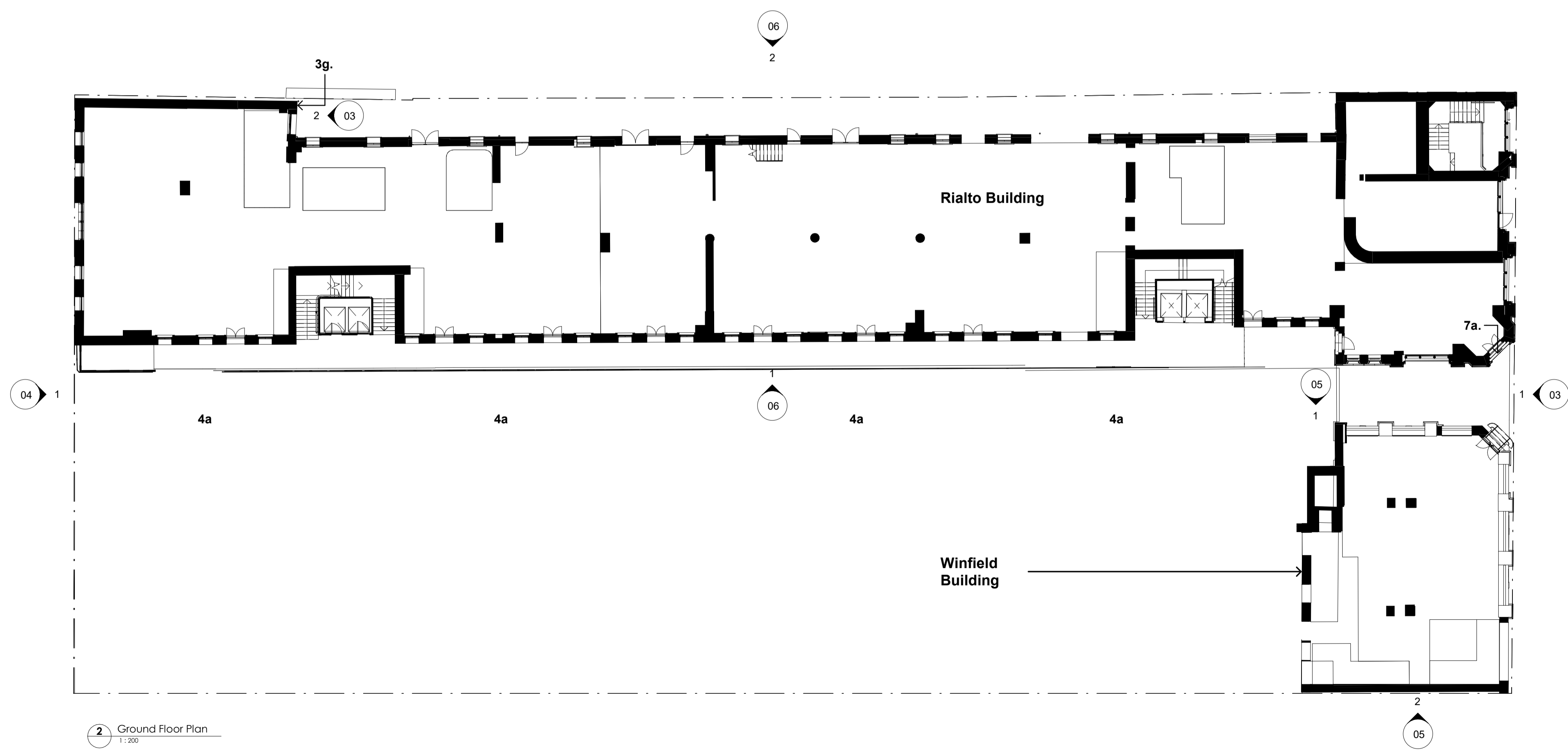
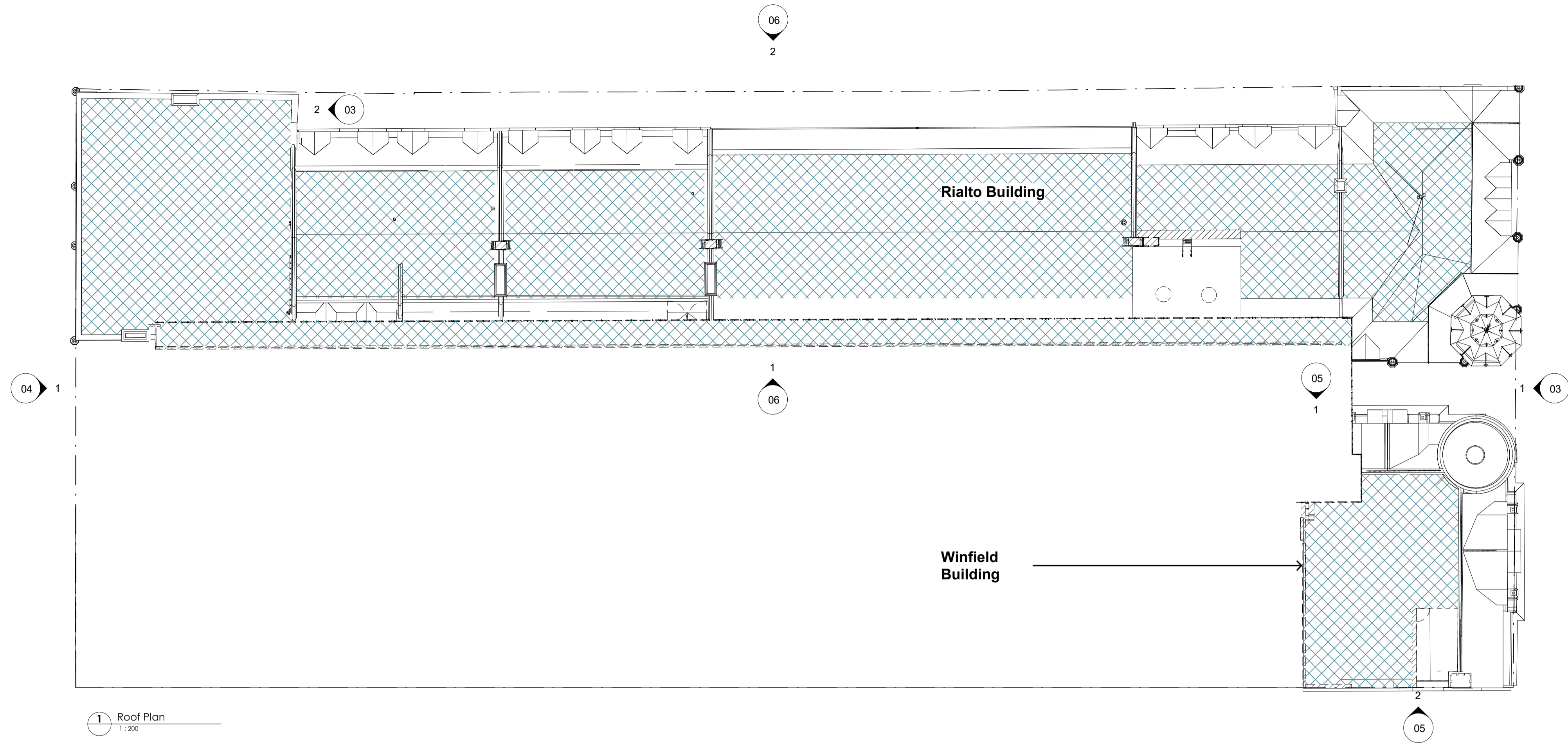
12. Ceiling

- 12a. Confirm if there is potential to remove vermiculate coating to soffit of Traegerwellblech ceiling and reinstate corrugated iron – subject to fire code compliance.
- 12b. Investigate ceiling for water damage. Rectify source of water leak before undertaking repairs.

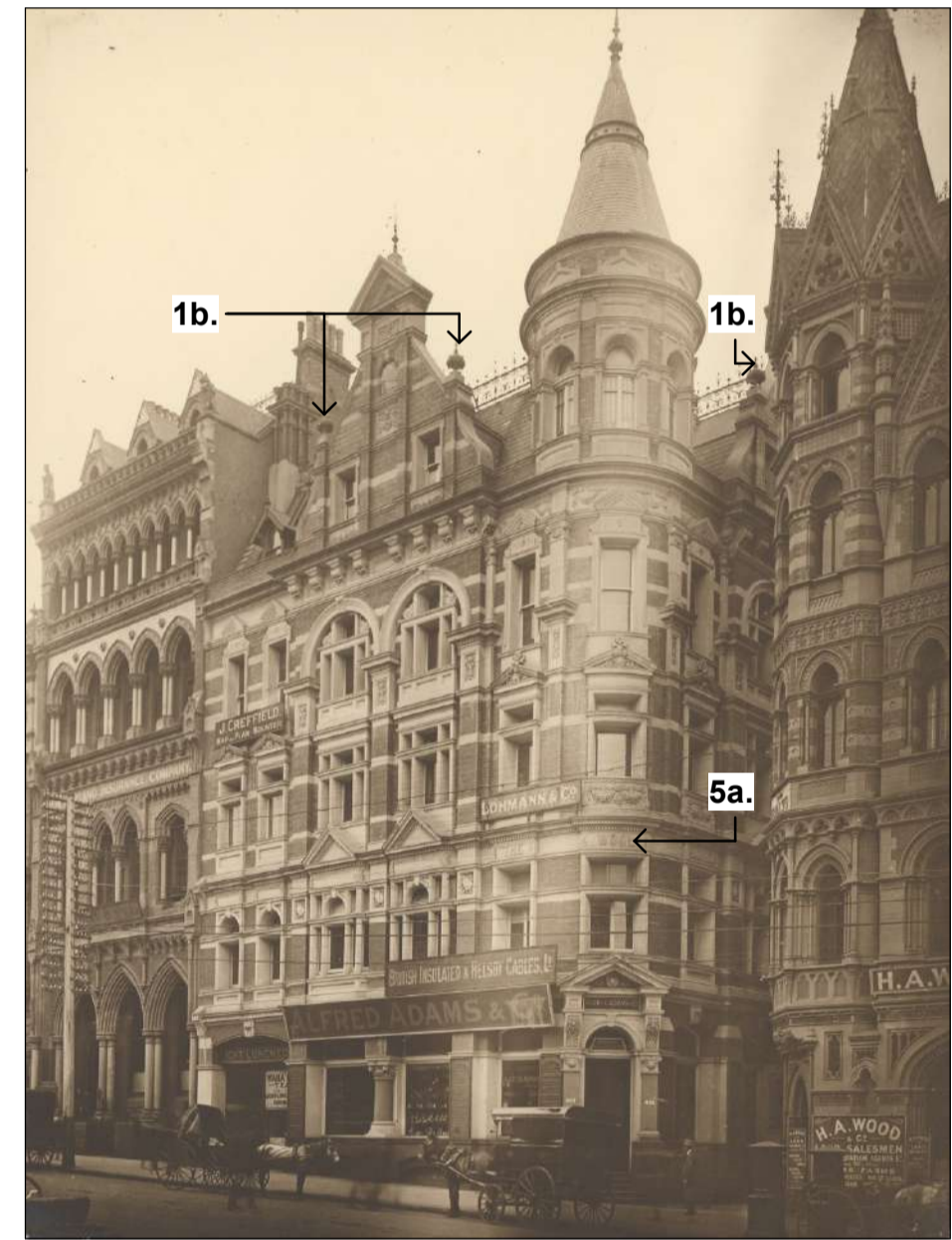
13. Urinals

- Wire-brush to remove any loose corroded material before application of proprietary rust treatment and zinc rich primer with min. 2 finishing coats of paint to match existing colour. Fill gaps in walls as required by inserting slip sheet of corrugated galvanised steel behind existing cladding. Line internal walls to architect's detail to make weatherproof/watertight.

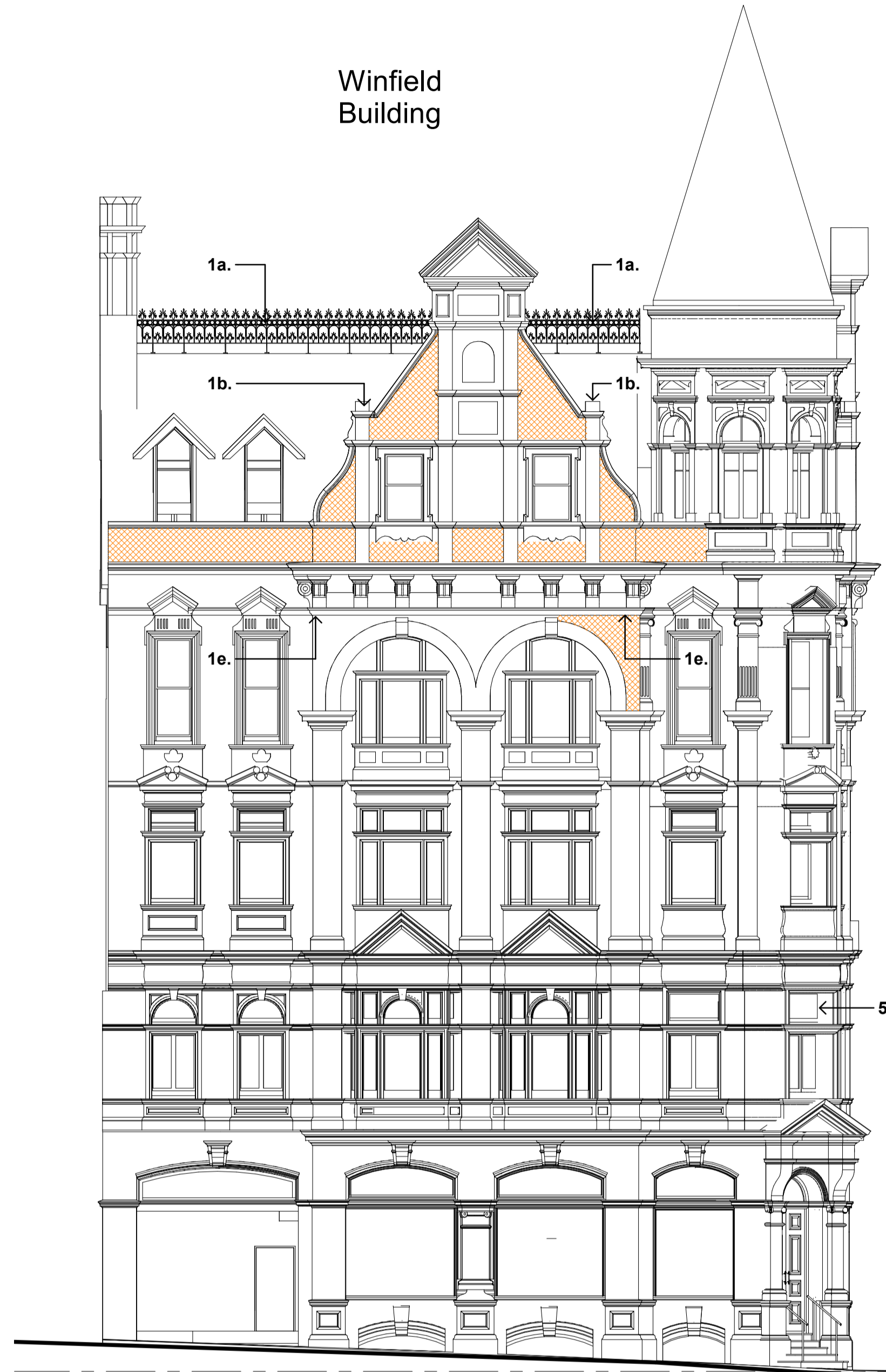
Areas of metal roof cladding to be replaced (indicative areas only shown, ensure all metal roofing is replaced) See 1d on sheet 01 for details.



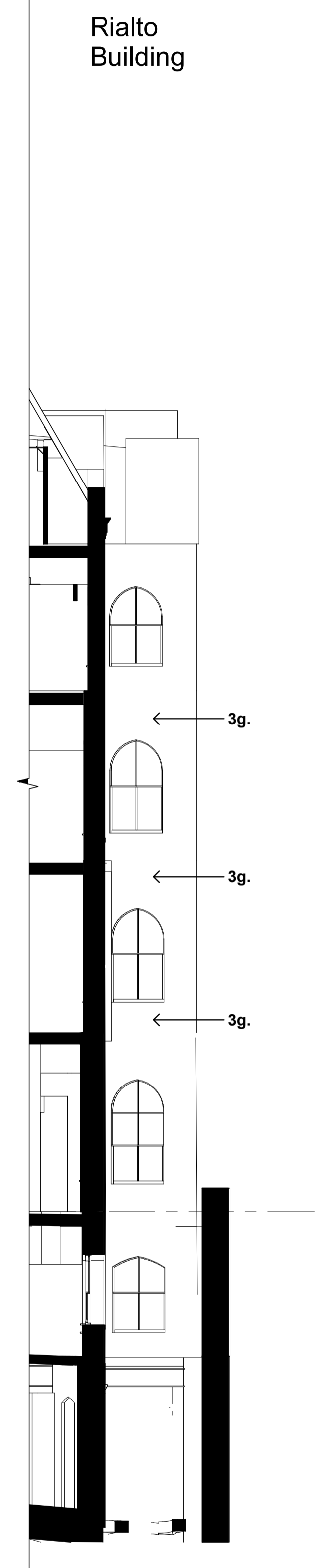
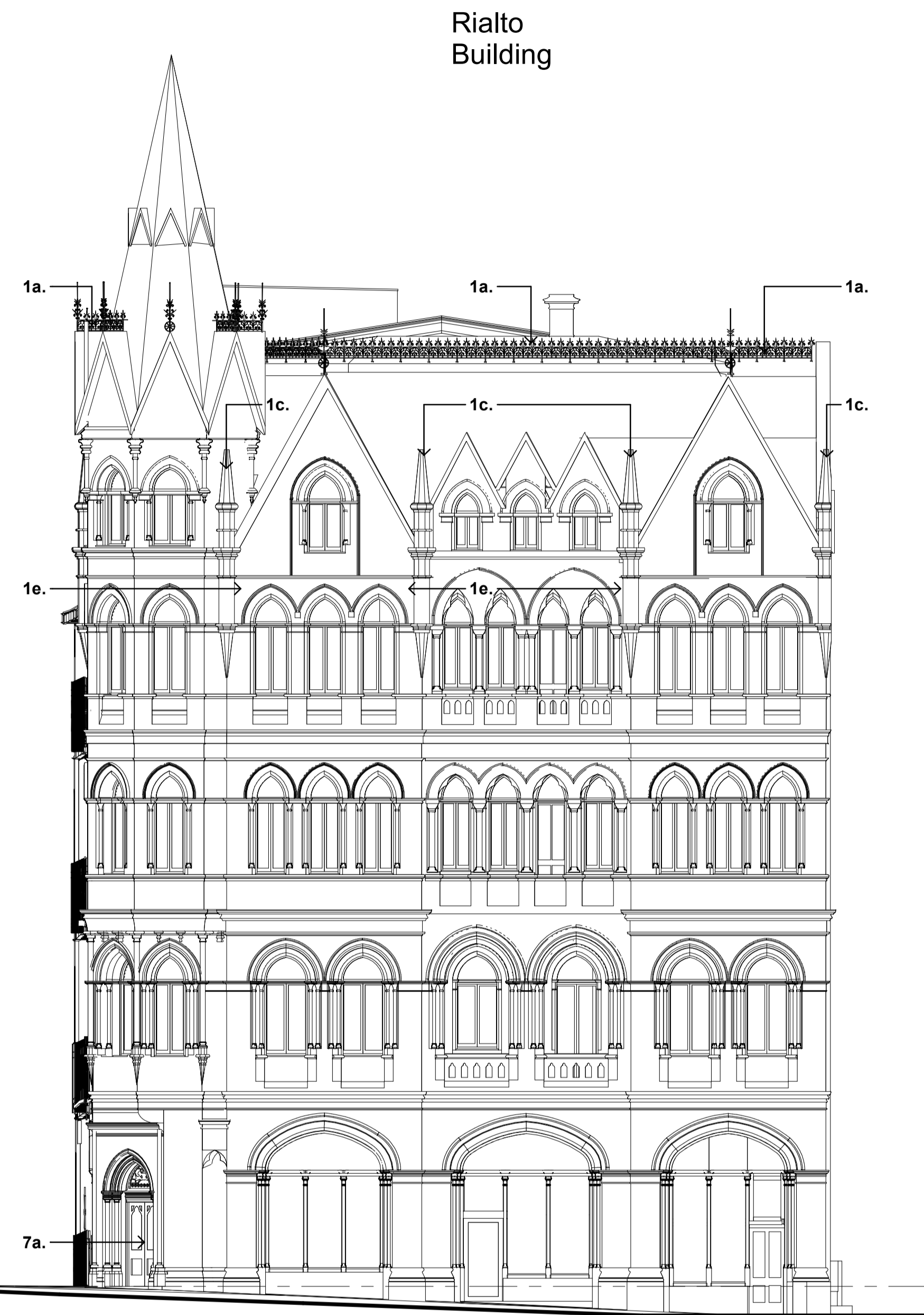
Areas of brickwork to be repointed (further investigation may be required in other locations). See 3h on sheet 01 for details.



1910 image of the Winfield building (central) and the Rialto building to the right. Source: State Library of Victoria.



1 North Elevation
1:100

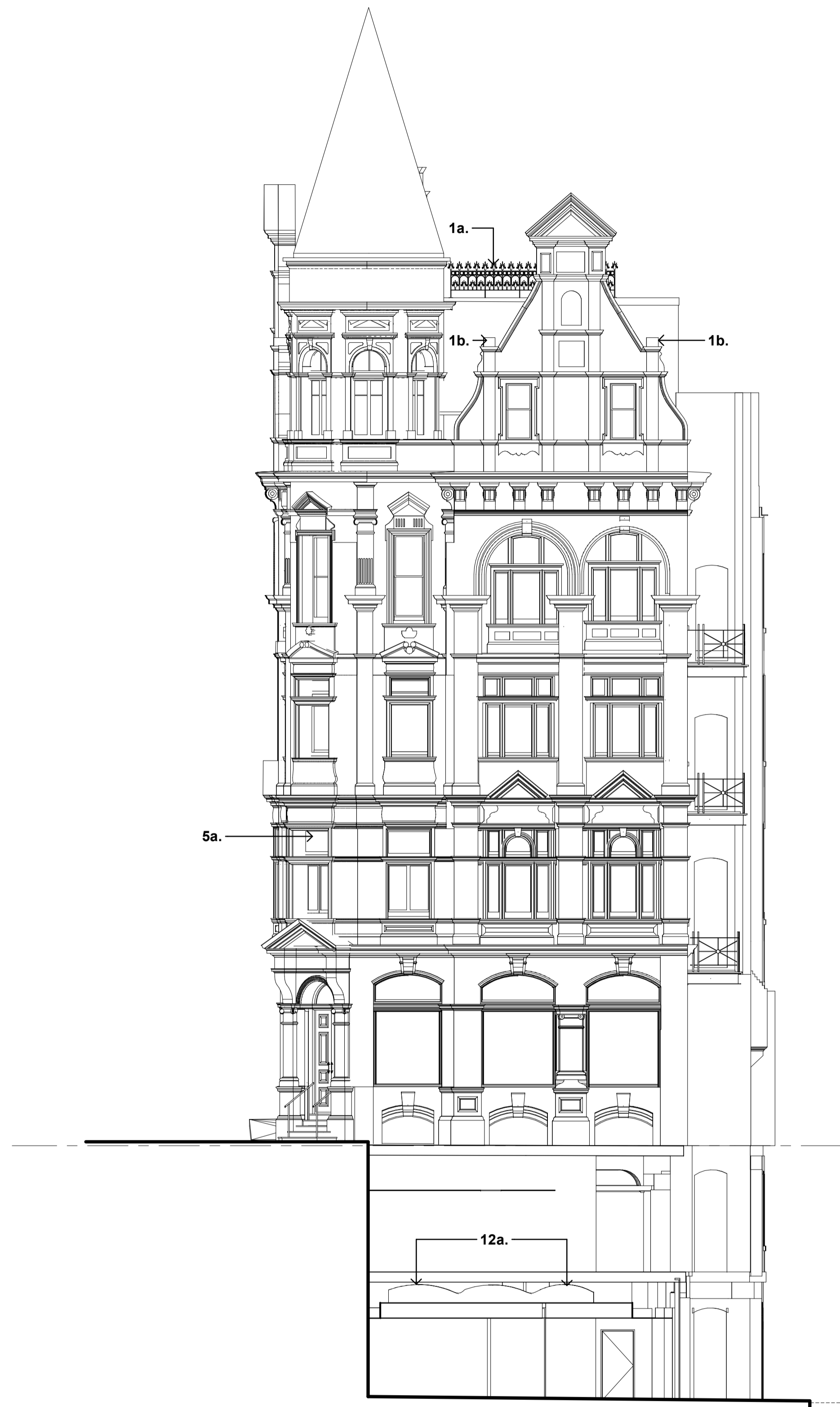


2 Internal North Elevation (Rialto)
1:100

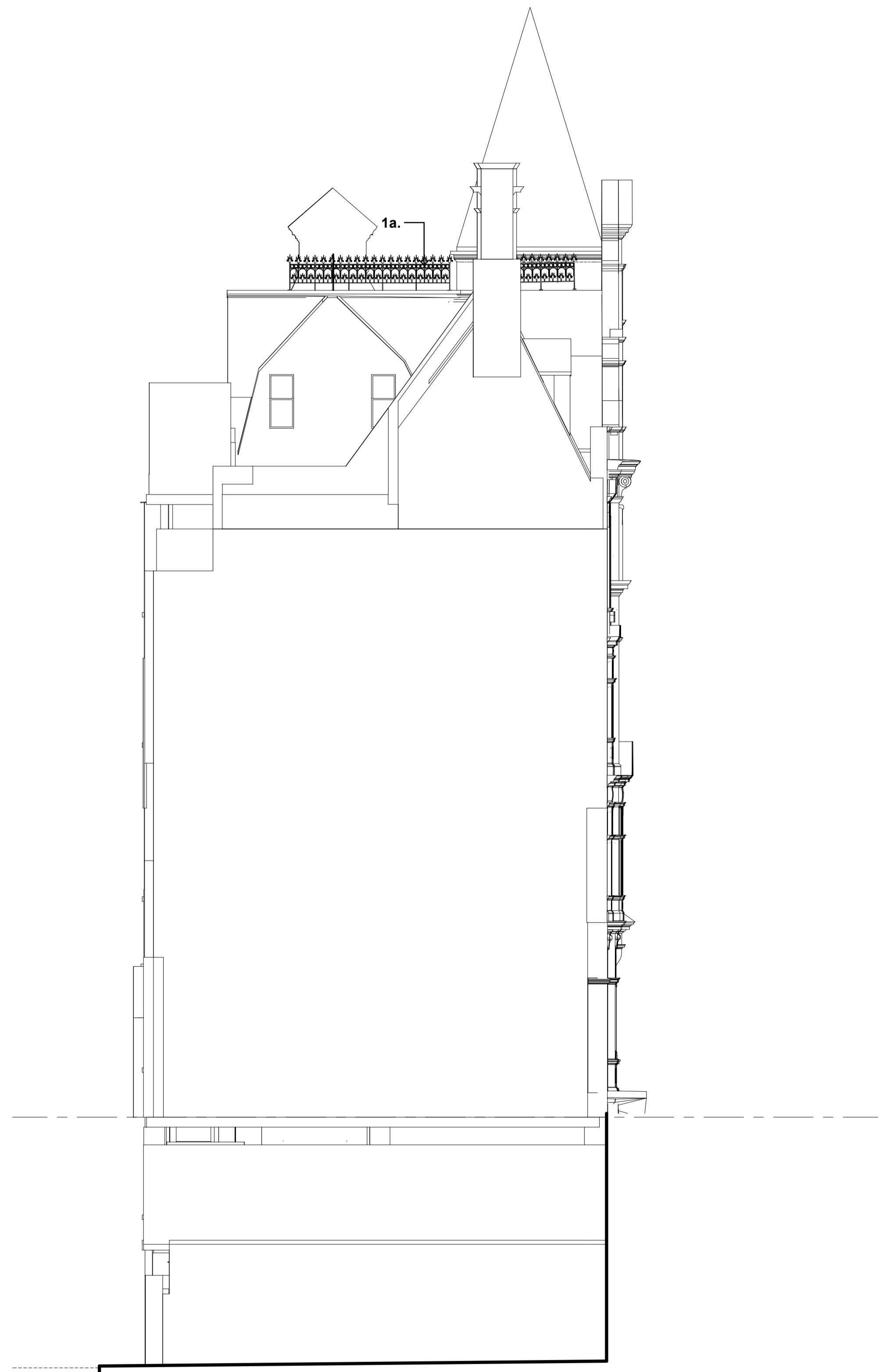
Areas of brickwork to be repointed (further investigation may be required in other locations). See 3h on sheet 01 for details.



1 South Elevation
02 1:100

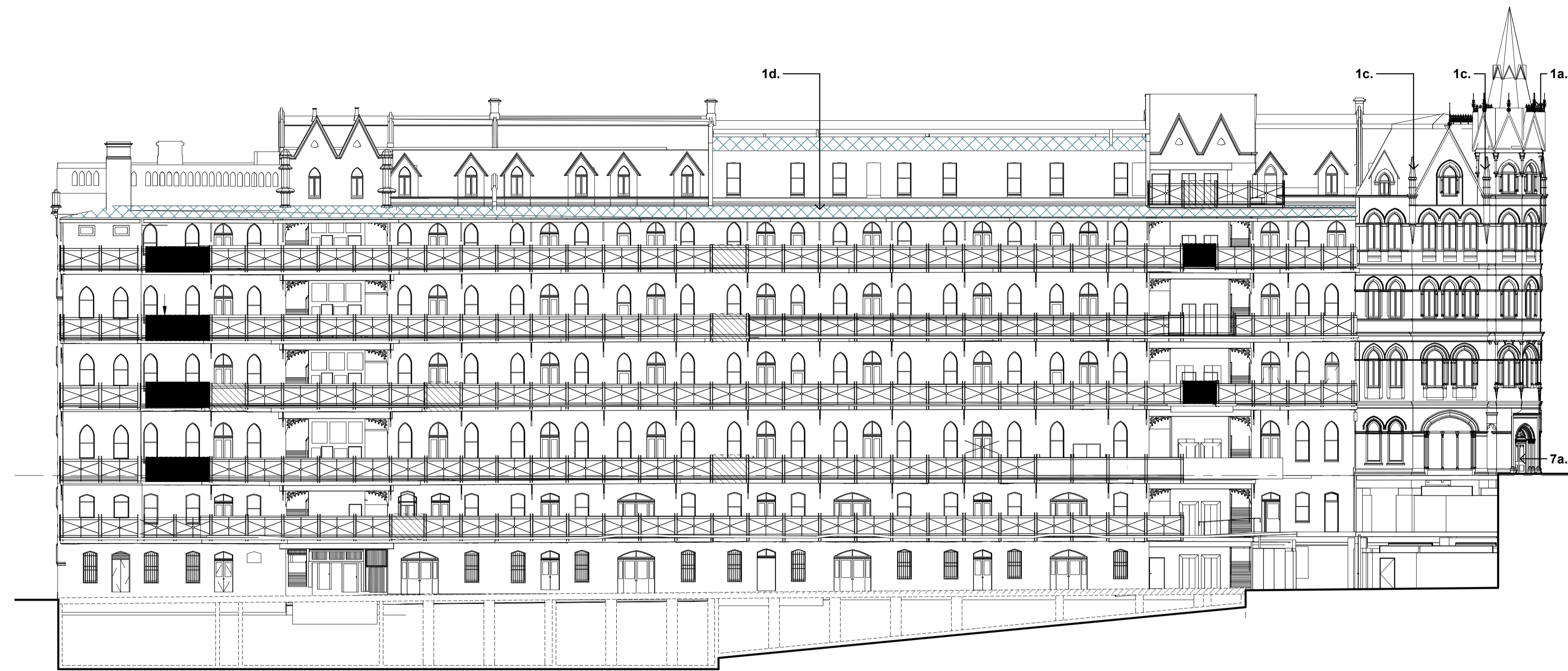


1 West Elevation (Winfield)
02 1:100



2 East Elevation (Winfield)
02 1:100

- Areas of brickwork to be repointed (further investigation may be required in other locations). See 3h on sheet 01 for details.
- Areas of metal roof cladding to be replaced (indicative areas only shown, ensure all metal roofing is replaced). See 1d on sheet 01 for details.



1 East Elevation (Rialto)
1:200



2 West Elevation (Rialto)
1:200