



Figure 2 - Existing elevation to Corporation Street

Existing Condition

Briefly, the existing external building fabric consists of:

Unsympathetic appearance of shop fronts which is a mixture of aluminium and timber framed.

Sections of the shop fronts have been solid walled up and finished with tiled panels of poor visual quality.

External roller shutter grilles of poor visual quality.

Damaged stonework to pilasters capitals, walling, cornices etc.

First floor windows require redecorating and refurbishment

Rainwater and soil downpipes require replacement and decorating.

Fascia and signage is inconsistent and of poor visual quality



Figure 3 - Existing elevation to 13-17 Corporation Street
DK Architects project completed Dec 2016



Figure 4 - Existing elevation to 13-17 Corporation Street
DK Architects project completed Dec 2016

Archive Images - Circa 1930`s



Figure 5 - Archive photograph, Corporation Street



Figure 6 - Archive photograph, Corporation Street

The historical use of blinds covering the footpath is a key architectural feature that is intended to be reinstated, use of traditional HW manual control blind boxes have been integrated into the shop front design.

The fascia depth and signage proportions have also been reinstated to reflect the historical features that once existed along Corporation Street.



Figure 7- Artist painting, Corporation Street



Figure 8- Archive photograph, Corporation Street, The Arcade

Shop front design and detailing



Figure 9



Figure 10

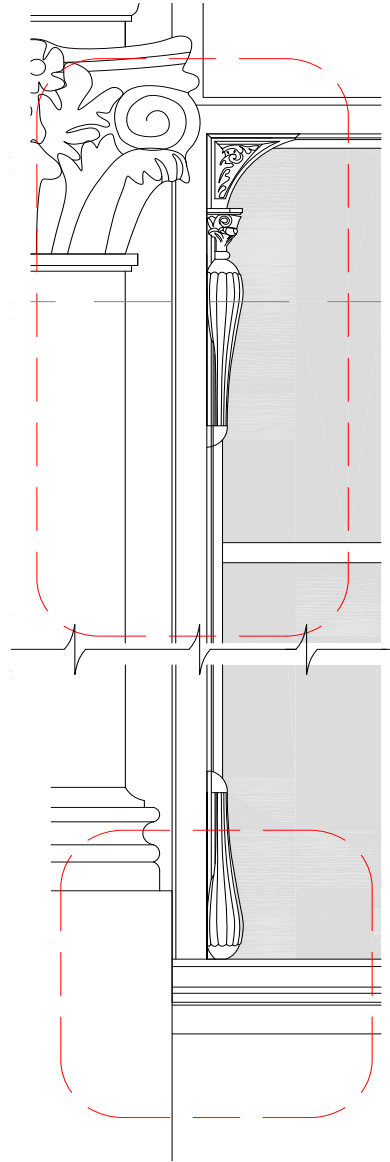


Figure 11

Original hardwood shop front timbers have been uncovered from the ceiling voids within the building – see figure 9 and 10. The profiles, moulding and intricate carvings have been carefully stencilled and replicated in the proposed shop front design – see figure 11. Refer to application drawing number 16.2145.07(rev) for 1:2 and 1: 5 scaled joinery details.

The proposed elevations, drawing number 16.2145.05(rev) as occupied with the planning application identifies and annotates the elevation improvements, these include:

GENERAL SCOPE OF PROPOSED WORKS

TO BE READ IN ACCORDANCE WITH THE CONTRACT DOCUMENTS - NBS SPECIFICATION AND BUILDING REGULATION SPECIFICATION NOTES AS PROVIDED IN TENDER DOCUMENTS.

- 1 Carefully removed existing shop fronts and replace with new traditional timber shop fronts in hardwood Sapele (HW), TO MATCH ADJACENT REF 13-17 AS INSTALLED. Including for new hardwood doors D1 to D2-style and specification to be agreed with conservation officer, woodwork to gloss paint finish - frames, fascia and moldings etc, conservation colours to be agreed with planning and THI officer, See marked panel ref, S1 TO S6, glazing with 7.5mm laminated safety glass to BS EN ISO 12543-2:2011. "glass in building-laminated glass and safety glass"

Original hardwood shop front timbers have been uncovered from the ceiling voids within the adjacent buildings. The profiles, moulding and intricate carvings to be carefully stencilled and replicated in the proposed shop front design – see drawing number 15.2145.07(rev) for photographs and 1:2, 1:5 joinery details.

External paint finish colour TBA with DKA, allow for undercoat and high gloss finish to all shop front sections. Fascia board to be 15mm painted gold border on matt black fascia to match as installed ref 13-17. Internal shopfront section in gloss paint finish frames in off white colour RAL 9018.

- 2 Carefully remove glass from parapet wall, weather seal and make good, replace with rotary spike galvanized steel anti climb security toppling, exact style, fixing, dimensions etc TBA, paint finished in gloss black.
- 3 refurbish / repair and repaint upper floor windows, gloss paint finish frames in off white colour RAL 9018, carefully remove old signage, vents, blank panels where applicable etc, glazing to bathrooms to be made obscure, make all openers operable, See marked ref, W1 TO W14, joiner/contractor to assess conditions onsite and allow for all necessary timber splice/replacements sections- like for like - contractor to take own accurate site measurements.

Allow for decorating frames internally, including to sill boards and reveals / jambs. Allow for carefully burn /rub down old paint layers to timber, undercoat and gloss paint finish. make good as necessary.

Allow for raking out all external frame mastic / sealant, and renewing with traditional mastic, well toweled at 45 degrees and paint finished to match.

1No sample window to be prepared /completed onsite for THI/DKA officers approval prior to completion or remaining windows

- 4 Entire roof to be inspected and assessed by contractor at commencement.

Allow for complete stripping, repair and reinstatement of roofs, inclusive of:
Natural blue slate tile covering,
treated battens over Tyvek or similar breathable roofing felt
Strip all lead back gutters and reline with new marine ply, create adequate falls to outlets, Code 5 Lead sheeting installed to Lead Development Association (LDA) Recommendations allow for marine ply lining to parapet top and sides - as ref 13-17 and code 5 lead dressing. All flashings min 150mm high.
Roof timbers to be inspected and assessed by contractor. Replace any defective/damaged timber with new stress graded. Where necessary seek structural engineers advice.
Including parapets-outlets-chimneys flashing, renew all flashings with traditional code 5 lead, re-bed and re-point ridges and hips tiles as necessary.
Allow for repointing roof chimneys, roof walling, rebedding chimney pots etc
Main contractors sub-contractor to provide insurance back guarantee for complete roof for no less than 10 years, certificate to be provided in CDM Health and Safety File.
All surfaces to be made good on completion.

- 5 replace rainwater / waste pipes / SVP with traditional cast iron, allow for matching cast iron hopper heads and SVP terminating with traditional wire bird cage, allow SVP height extension terminate min 900mm above any openings within 3m in accordance Building Regulations Part H, black gloss paint finish all pipes and fixings.
- 6 new internal powder coated aluminium tube and link (brick pattern) open security shutters to all shop fronts and doors. coll box concealed in ceiling void. specialist subcontractor to provide installation drawings for approval. See marked ref, IS1, IS2 & IS3, short panel min deflection and braced. powder coated in off white colour RAL 9018
- 7 LED strip lighting, to full length of fascia signage, finished in matt black to match fascia colour, full details, fixing, size, illumination etc TBC with the client.
- 8 carefully remove redundant steel brackets in walling, cut and insert new matching natural stone inserts, all works by specialist stone restoration contractor, all surfaces to be made good on completion.
- 9 Full Stone repair & reinstatement - Carefully remove old non-original sections- break out, prepare, accurately measure and reinstate in natural stone to match - base, pilasters, archive string, provide new stone carved capitals to match, clean stonework - all stonework restoration by specialist sub contractor to be assessed, insert new natural stone plinths, bases, cornices, string features where eroded / damaged.
- 10 Allow for full stone cleaning by specialist, remove algae stains, dirt and general stains, method of cleaning TBA with DKA & THI officer.

repoint stonework joints - in walling, cornices, parapets, gables, all areas etc, pointing to match original mix of pointing / use lime based mortar, by specialist stone restoration contractor to fully assess and advise to DKA/THI officers approval.

Annotation continued on drawing No.
16.2145.05(rev)

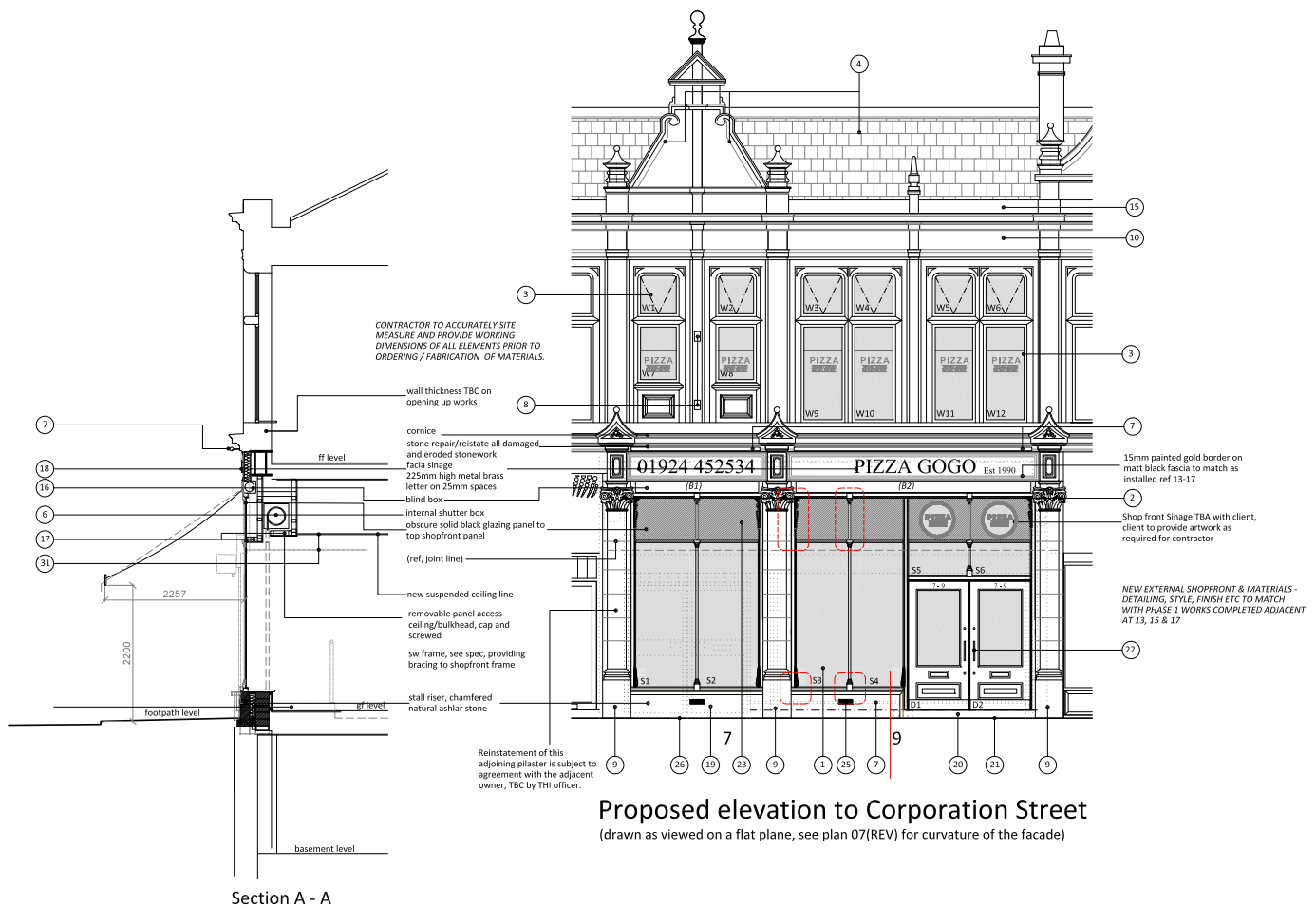


Figure 12- Extract from application drawing number 16.2145.05(rev) proposed elevation to Corporation Street

Summary

The proposals have been carefully planned for the following:

Preserve, respect and enhance the heritage of the area with the use of good architectural feature design and traditional materials.

Comply with the NPPF policy for town centre development. Improve the built environment and conservation streetscape appearance for all who live, work and visit the area.

Designed with pre-application consultation with Kirklees conservation and design officer and Kirklees THI officer.

Improve the external facades in a prominent town centre location. It is hoped that the proposal will provide a catalyst for further shop front improvements along Corporation Street.

Embraces the “Dewsbury Design Guide” for sympathetic shop front and signage design

Encourage local economic growth and attract businesses by creating attractive environments.

We hope that through this statement, documents and the drawings produced, that it has been demonstrated that a careful design solution has been provided to respect and preserve the character of the conservation area.