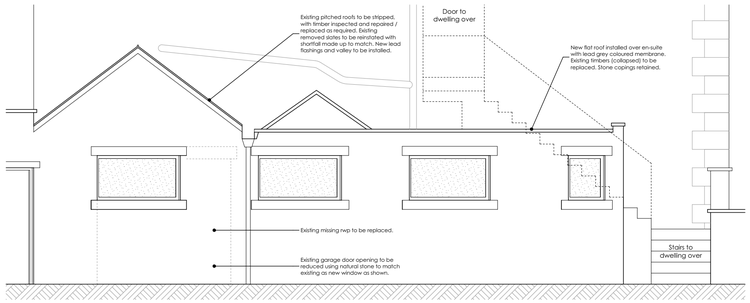
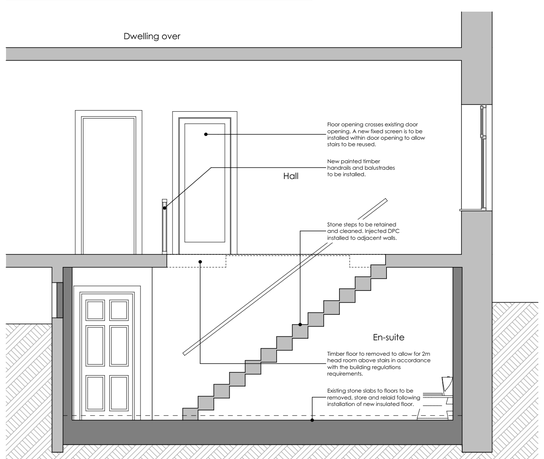
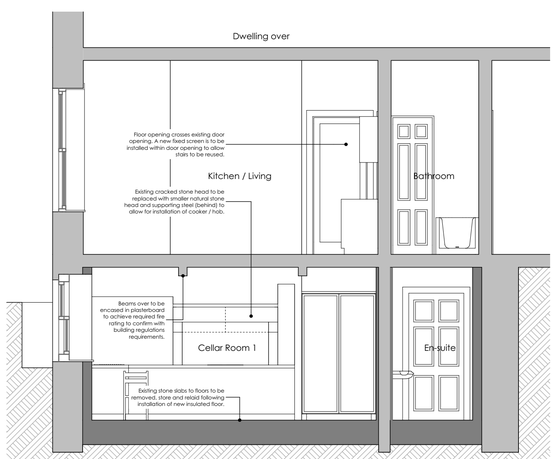


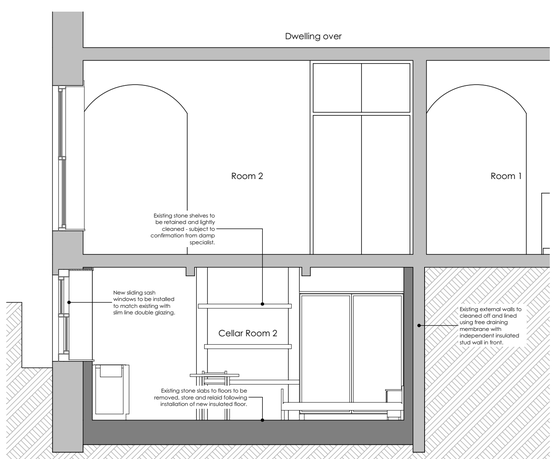
Side Elevation 1:50



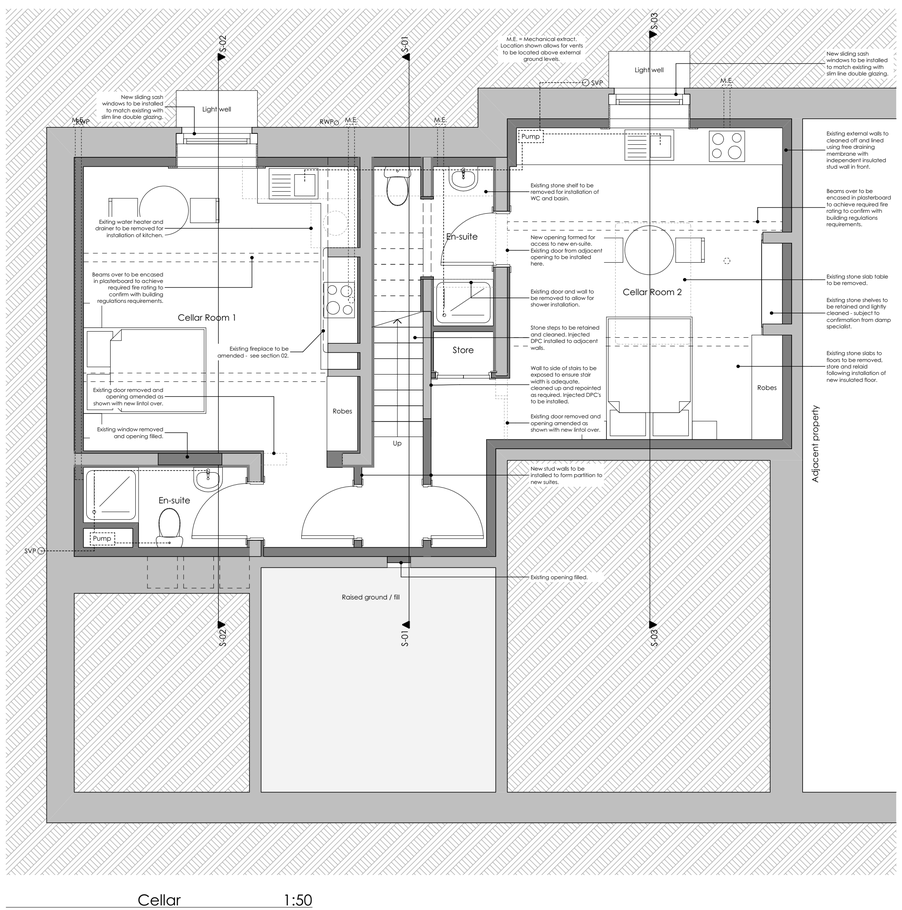
S-01 Building Section 1:50



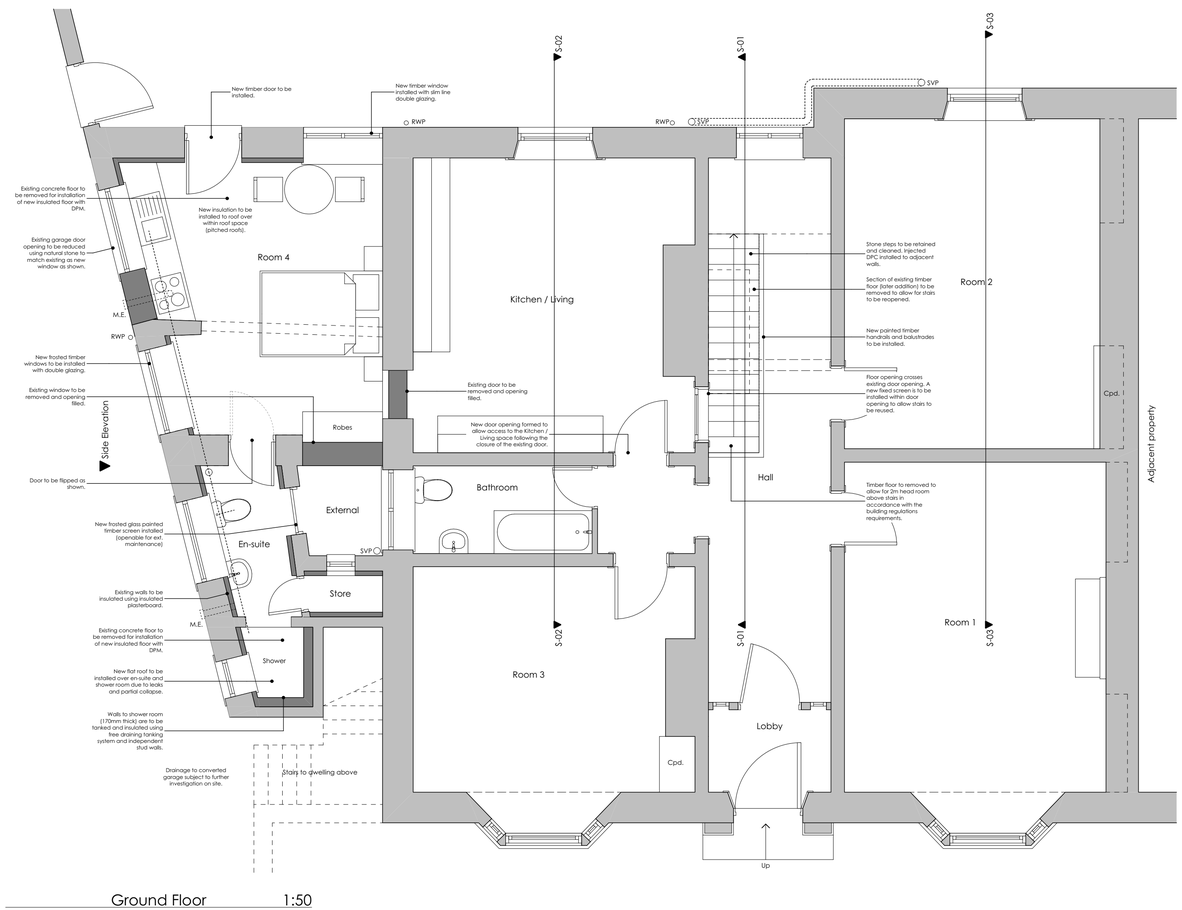
S-02 Building Section 1:50



S-03 Building Section 1:50



Cellar 1:50



Ground Floor 1:50

General Notes

THIS DRAWING HAS BEEN PREPARED FROM A HAND MEASURE AND IS FOR INFORMATION PURPOSES ONLY. THE BUILDING HAS SUFFERED FROM MOVEMENT / SETTLEMENT AND SO THE PLANS ARE REPRESENTATIVE. MEASUREMENTS TAKEN ARE APPROX 1.2M FROM FLOOR LEVELS. DO NOT SCALE FROM DRAWING, USE FIGURED DIMENSIONS ONLY.
ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES.

Listed Building Notes

1. Pointing

Exposed stone wall to side of stairs and to fireplaces to have new pointing. The existing pointing is to be carefully removed by hand tools and new pointing done using sand / lime mix 1:3 with local sand and NHL3.5 lime.

Spalling stone is to be cleaned of loose material.

3. Timber Treatment

A thorough examination of the existing timbers is to be carried out. Any woodworm infestation or decay is to be treated / repaired where possible or replaced with like for like if damaged beyond repair.

4. Cellar Floors

Existing ground floors are to be removed for installation of new concrete ground floor slab with insulation and a DPM.

The existing stone slabs are to be carefully removed, stored and re-instated to over new insulted floor.

5. Roof.

The existing roof to the garage / attached utility rooms is a mixture of pitched and part flat roof. The pitched roof is to be stripped and timbers treated, repaired or replaced as required, with a new breathable membrane installed. The existing tiles are to be reinstalled with any shortfall made up using tiles to match.
The existing leadwork is to be replaced.
The flat roof is to be replaced due to partial collapse, the finish is to be a lead grey roof membrane.
All roof spaces are to be insulated.

6. Ceilings.

The ceilings between the cellar and ground floor are in poor condition with partial failure. The ceilings are to be removed with sound insulation installed and a new plasterboard ceiling below.

7. Windows.

The existing windows to the cellar are single glazed timber sliding sash windows, they are in poor condition and require replacement.
New sliding sash windows with slim line double glazed units are proposed with a microporous painted finish.
New hardwood doors are to be installed as shown.
The new windows are to be set in reveals as existing.
The existing windows to the garage are white UPVC. Timber fixed windows are proposed with standard double glazing.

8. Wall Insulation

A brief damp assessment has been carried out by a damp specialist. Due to the nature of the cellar and damp conditions a full tanking system is to be installed. The membrane will be a free draining system with perimeter drainage and a sump & pump to remove water.
New insulation is to be installed in an independent stud wall in front of the tanking membrane.
Walls to be tanked on site are indicated on plan but are subject to further intrusive investigation.

9. Mechanical and Electrical

The existing services have beed installed in an untidy manor. Alterations to the plumbing and electrical installations will be required to allow for the installation of level ceilings.

New vents will be required for kitchen and en-suites, these are indicated on the plan.

New electrical installations are to be installed to the cellar level, these will be installed within the independent stud walls to ensure the original building fabric is not affected.

Revision	Description	Issued	Checked	Date

Client:
Mr C Salmon

Project:
134 Trinity Street,
Huddersfield.

Drawing:
Scheme As Proposed

Drawing Status:

Planning / Listed Buildings Consent

Date:	Scale @ A1:	Drawn by:
Feb 18	1:50	AB
Project No:	**Drawing No:**	**Revision:**
058	(0-) 02	

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