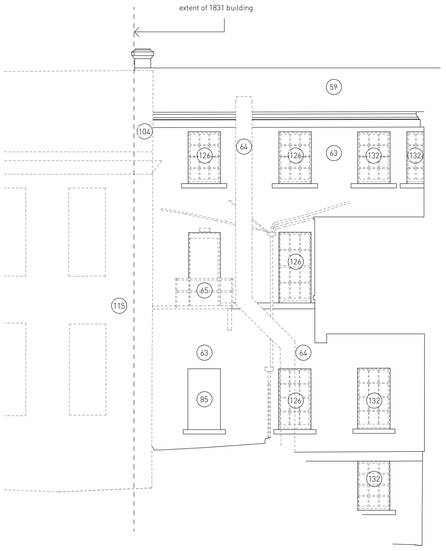


1 - Building 1 _ North Wing South Elevation (Elevation 3) _ Works to Existing

1 : 100

2 - Building 1 _ West Elevation (Elevation 4) _ Works to Existing

1 : 100

3 - Building 1 _ South Wing North Elevation (Elevation 6) _ Works to Existing

1 : 100

Materials Key

50 Existing external pipework / downpipes / soilpipes, including associated brackettry, to be removed and masonry background to be made good with indent repairs.

57 Existing lean-to construction, including supporting structure, to be removed: All building elements upto the notional facade line of the 1831 building to be removed. Once removed, the newly exposed facade of the original 1831 to be surveyed and in conjunction with the Conservation Officer, agreement to be reached on what elements to remain, how remaining elements are to be cleaned / repaired, and what elements are to be removed / replaced.

59 Existing slate roof with lead rolled ridges, lead rolled hips and lead lined valleys: to be re-roofed with as much existing slate being re-used as practicable and reclaimed slate (from other buildings demolished on the site) used to replace damaged slates; all leadwork to soakers, flashings, gutters, hips and ridges to be replaced with new in accordance with the Lead Manual; patination oil to all areas of lead other than gutters.

63 Existing ashlar masonry to be cleaned (West Elevation and return wings off West Elevation); cleaning method statement to be submitted to Conservation Officer prior to works commencing. All areas of stone to be cleaned.

64 Existing external flue / ventilation duct to be removed and masonry to be made good.

65 Existing door, external light and external walkway to be removed; opening to be prepared ready for new window.

66 Existing brick-built structure to be removed back to 1831 facade.

76 PPC, metal framed double glazed screen - colour and finish to be confirmed.

78 Existing Basement level flat-roofed plant room construction to be removed to form lightwell and expose original 1831 facade line.

79 PPC louvres in masonry opening - colour tbc.

80 PPC slim-frame metal glazed door and over-light c/w stainless steel ironmongery.

82 Secondary entrance door: New painted hardwood, traditional six panelled door with clear glass to upper four panels and over light. Polished stainless steel ironmongery.

83 Stone infilled blank window opening created / re-created.

84 Existing rainwater goods to be replaced with cast iron, where existing cast iron cannot be reused or repaired. All to be painted, colour tbc.

85 Existing walled-up or false opening to remain as existing.

88 Existing stone chimney stack to be retained, cleaned, re-pointed and re-capped as necessary. All lead flashings and soakers to be renewed in accordance with the Lead Manual; patination oil to all lead flashings and soakers.

95 Proposed stainless steel boiler flue terminal extending nom 400mm above top of existing chimney stack, painted. colour tbc.

97 Existing link building wall ends to be exposed by demolition of adjacent building; ends of wall to be neatly re-built in salvaged coursing stone c/w lime-based mortar, to express removal of building and exposure of previously concealed construction. Exact alignment of ends of cornice and string courses to be assess once construction exposed.

104 Existing cornice, string course and rustication details - unknown whether they remain within later party wall construction. To be reviewed once facade exposed.

115 Existing adjacent building to be removed. Materials to be salvaged for use in repair of retained elements, recreation of lost elements and construction of proposed elements.

125 Existing Window in reasonably good order. To be refurbished re-using existing glass. Frames and sashes to be painted, colour ref. tbc.

126 Existing Window present but requiring some elements of renewal to glazing / sashes. All new glass to be clear. Frames and sashes to be painted, colour ref. tbc.

127 Original Window missing or beyond repair. To be replaced with new counter-weighted hardwood, single-glazed* sash window to closely match existing. Frames and sashes to be painted, colour tbc. (*if existing glazing bar profiles allow, a slim double-glazed unit may be proposed, subject to sample review)

129 Proposed standing-seam patinated zinc cladding / roofing, subject to presentation of samples.

131 Proposed patinated zinc capping to match zinc cladding.

132 Existing Window present. Frames and sashes in reasonable order. To be refurbished with obscured glazing. This window will be concealed from one side in proposed building. Frame and sashes to be painted, colour tbc.

133 Proposed retaing walls to be coursed, dressed stone salvaged from other building demolished on site. Copings to be cut stone.

134 Proposed railings to match pattern of existing railings to south elevation light-well, formed in painted mild steel, fixed into cut stone copings with uprights let into lead-filled sockets.

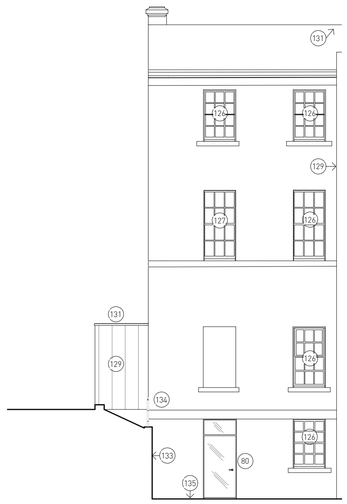
135 Proposed paving to light-wells to be yorkstone paving flags salvaged from elsewhere on site.

136 Proposed access control / door automation interface for accessible entrance door.

137 Proposed lime-based render to exposed masonry elevation. Final specification and details subject to condition of existing moasnry to be exposed by removal of adjacent attached buildings.

138 Original Window missing or beyond repair. To be replaced with new hardwood, single-glazed* window to closely match existing. Frames to be painted, colour tbc. (*if existing glazing bar profiles allow, a slim double-glazed unit may be proposed, subject to sample review)

139 Existing Window present but requiring some elements of renewal to glazing / frames. All new glass to be clear. Frames to be painted, colour ref. tbc.



4 - Building 1 _ North Wing South Elevation (Elevation 3) _ As Proposed

1 : 100

5 - Building 1 _ West Elevation (Elevation 4) _ As Proposed

1 : 100

6 - Building 1 _ South Wing North Elevation (Elevation 6) _ As Proposed

1 : 100

For survey of Building 1 as existing, refer
to Met Surveys drg P17-00727-MET-EXT-ELE-M2-B-001

Notes.

Contractor must verify all dimensions on site before commencing any work or shop drawings. If this drawing exceeds the quantities taken in any way the Architects are to be informed before the work is initiated. Only figured dimensions to be taken from this drawing. Do not scale off this drawing. Drawings based on Ordnance Survey and / or existing record drawings - design and drawing content subject to Site Survey, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals. Authorised reproduction from Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved. Enjoy Design Ltd.

Rev. Des. By Date Ch.

Status: APPROVAL

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Client: Trinity One LLP

Job No: 16,047

Project: Trinity One, Huddersfield

Title: Building 1 - West Elevation Proposals

Date: Jul 18

Scale: 1 : 100@A1

Checked by: RG

Drawing No: 20-122

Drawn By: JNS

Revision:

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