



1 - Building 1 _ West Elevation (Elevation 1) _ Works to Existing
1 : 100

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

Materials Key

- 50 Existing external pipework / downpipes / soilpipes, including associated bracketry, to be removed and masonry background to be made good with indent repairs.
- 52 Existing flood-lights to be removed and masonry made good.
- 53 Existing electric lantern on cast-iron bracket over principal entrance (not shown on survey) to be refurbished and relamped.
- 55 Existing ashlar masonry to be cleaned (North, East and South Elevations). Cleaning method statement to be submitted to Conservation Officer prior to works commencing. Final scope of cleaning to be agreed, but to include chimney stacks, flagpole base, parapet above cornice, pediment, cornice, columns, daises (all faces and top) and steps.
- 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.
- 58 Existing dormer windows and rooflights to be removed as part of re-roofing works.
- 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.
- 60 Existing glazed roof over former lightwell (concealed behind hoarding at time of survey): to be removed back to 1831 facade and facade to be made good.
- 61 Existing Flagpole: condition to be reviewed once accessible and proposed works to be agreed with Conservation Officer.
- 71 Existing metal vents: to be cleaned and painted - colour to be confirmed with Conservation Officer.
- 86 Conservation style roof-light flush with existing slate roof; ppc grey metal frames to outside.
- 88 Existing stone chimney stack to be retained, cleaned, re-painted 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.
- 90 Proposed roof safety line: stainless steel cable on stainless steel pedestals.
- 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 assessed once construction exposed.
- 106 (cross-hatched) Existing face of ashlar stone spalling: loose material to be removed back to sound face and reviewed.
- 107 (heavy lines) Masonry joints opening-up. To be pointed up with lime-based mortar to an agreed sample.
- 108 Existing modern access ramp to be retained and made good to offer level access at front of building. All masonry and metal balustrades to be cleaned and fully refurbished. (For proposed Access Strategy, refer to Enjoy Design drg. ref. 00 004).
- 109 Existing modern railings to be retained and refurbished or replaced to match existing.
- 111 (dotted hatch) Existing masonry exhibiting discolouration and salt contamination due to water ingress - de-scaling to be undertaken to agreed method.
- 114 Existing link building to be retained.
- 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.
- 116 Existing facade to basement level remains, albeit concealed behind access ramp at time of survey.
- 117 Vegetation to be removed from existing steps.
- 118 Existing principal entrance doors and frame to be refurbished. Ironmongery to be reviewed once security guarding removed.
- 119 Existing brackets to be removed: indent repairs to ashlar stone.
- 120 Existing TV aerial and telegraph line bracketry to be removed (not shown on survey). Indent repairs to ashlar.
- 121 Cracked ashlar lintol to be replaced.
- 122 Cracking to all four fluted columns to be investigated - may be due to expansion of corroded iron elements.
- 123 Historic repairs to decorative masonry to soffit of entablature to be investigated further once access available.
- 124 Open bed joint beneath capital to each (all four) column to be investigated once access available.
- 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.
- 128 Existing coffered soffit to portico to be further investigated for loose / spalling masonry. Cleaning to be considered in conjunction with Conservation Officer.
- 129 Proposed standing-seam patinated zinc cladding / roofing, subject to presentation of samples.



2 - Building 1 _ West Elevation (Elevation 1) _ As Proposed
1 : 100

Existing access ramp to be retained to offer level access
NB: Ramp omitted from view for clarity and to illustrate intent for basement windows

1 : 100
0 1 2 3 4 5m

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.

Notes.

A Ramp re-introduced
Rev. Des.

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By Date Ch.

APPROVAL
Status:

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Client: Job No:
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Project:
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Building 1 - East (Front) Elevation
Proposals
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A

