

HERITAGE STATEMENT

Replacement fire escape and associated fire safety improvements

Address

2-14 New Street
Huddersfield
HD1 2AR

Version

A

Report Date

08 July 2025

Project Preface

Client Name and Address

Kirklees Council
Civic Centre 3,
Market Street,
Huddersfield, HD1 1WG

Watts Details

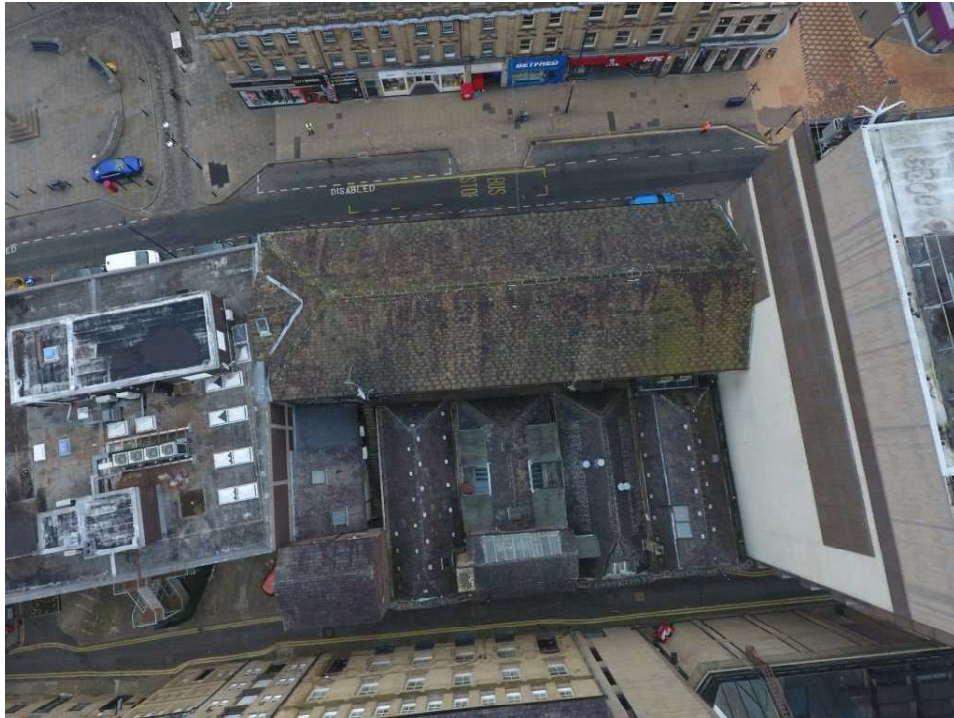
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Identification photograph

Aerial view of 2-14 New Street, Huddersfield

Further Assistance

This report raises a number of issues, if you would like to discuss any aspect of this report, or for assistance in developing a strategy for the resolution of these issues please contact the author:

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1 Introduction

1.1 Purpose of Report

- 1.1.1 This Heritage Statement has been prepared by Watts Group Limited, on behalf of Kirklees Council, in support of a Listed Building Consent application for replacement of external fire escape and associated fire safety improvements at 2-14 New Street, Huddersfield, HD1 2AR.
- 1.1.2 The purpose of this report is to assess the proposed works in relation to the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, and national and local policies and guidance relating to the historic built environment.
- 1.1.3 2-14 New Street is a Grade II listed building and is located within the Huddersfield Town Centre Conservation Area. The building forms part of the New Street Chambers, a parade of retail and office units of Georgian and Victorian origin located in Huddersfield town centre. The property faces the original market square and is situated in a prominent commercial thoroughfare.
- 1.1.4 This heritage statement accompanies an application for Listed Building consent for the proposals set out within this statement. It should be read in conjunction with the application documents, specifications and drawings (see appendices).

1.2 Scope and Sources

- 1.2.1 This heritage statement has been prepared to support the proposals and will provide:
- Description of the site.
 - Brief overview of the history and significance of the building.
 - Description of the proposals.
 - Justification and impact of the proposals on the building.
- 1.2.2 The preparation of this report involved the following:
- Site inspections.
 - Consultation with the Local Authority Conservation Officer.
 - Review of web-based source material.
 - Catalogue of on-line listed building records from, English Heritage in connection with the Statutory List Description.
 - National Planning Policy Framework, Chapter 16 – Conserving and Enhancing the Historic Environment.

1.3 Recent Planning History

Listed Building Consents

- 2016/65/94133/W – LISTED BUILDING CONSENT - Erection of non-illuminated sign (within a Conservation Area). Decision: Consent Granted.

2 Assessment of Significance

2.1 The Site and its Surroundings

The Area

- 2.1.1 2-14 New Street is located in Huddersfield town centre. Huddersfield was recorded in the Domesday Book by 1086. Evidence suggests that Medieval Huddersfield likely consisted of farms and river crossings, with its core near the present day Kirkgate and St. Peter's Church.
- 2.1.2 The Ramsden family are associated with significant change and growth to Huddersfield town centre. The market cross commemorates the 1671 grant of market rights to John Ramsden, marking the Ramsden family's lasting influence on Huddersfield. They named key streets and developed areas like New Street and John William Street, creating street grids and major landmarks including the Cloth Hall and Sir John Ramsden's Canal. Their impact continued into the 19th century with Victorian expansions and commercial buildings.
- 2.1.3 The Georgian townscape has partly survived today and includes the Grade II listed Brick Buildings on New Street.

The Building

- 2.1.4 New Street was built as a row of shop units with accommodation spaces above by the Ramsden Estate in 1770. New Street is referred to as "Brick Buildings" in historic documentation because it was reportedly developed using leftover bricks from the construction of the Cloth Hall. The Cloth Hall, built in 1765/6, was a significant building in Huddersfield's history. In 1880 part of the row was demolished to make way for the Huddersfield Banking Company's new building.
- 2.1.5 The front elevation of 2-14 New Street was refaced in the mid-19th century with stucco render.
- 2.1.6 The property is 3 storeys. The property has been extended and adapted to provide retail space at ground floor level with some units having additional first floor accommodation towards the rear parts of the unit.
- 2.1.7 To the rear of the building, to the location of the proposed works, the external elevation is constructed of red brick in a two-stretcher to one-header bond. The windows are timber sash with single Georgian wire glazing, and the doors are timber. The rear of 2-14 New Street is not visible from Chancery Lane.
- 2.1.8 A fire escape walkway is provided along the rear of the original building at first floor level which discharges into a small courtyard area and ultimately through a fire exit on Chancery Lane. There are no other external areas associated with the property.



Image 1: View of first floor to rear of 2-14 New Street

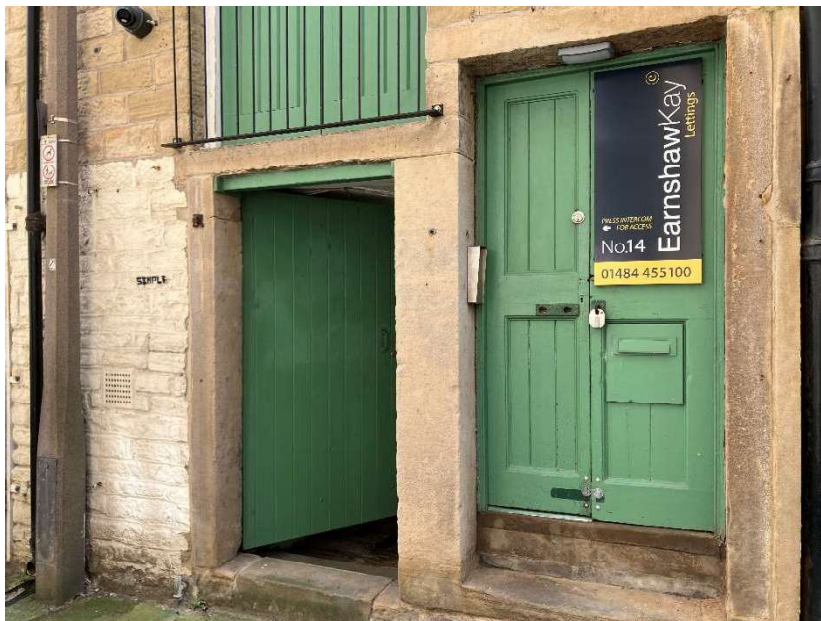


Image 2: Fire exit for New Street onto Chancery Lane.

2.2 Statement of Significance

Description of the Heritage Asset

2.2.1 2-14 New Street was listed Grade II in September 1978. The list description is contained in Appendix 1. The building is located in the Huddersfield Town Centre Conservation Area. The following listed buildings, all Grade II, are listed in the immediate vicinity of 2-14 New Street:

- 13 Chancery Lane, listed in September 1973.
- 14 Chancery Lane, listed in September 1978.
- 1-11 New Street, listed in September 1978.
- 13 New Street, listed in September 1978.



Image 3: Aerial View of 2-14 New Street and surroundings (credit: Google Earth)

Heritage Value

The heritage significance of 2-14 New Street has the following components.

2.2.2 **Architectural Value** - 2–14 New Street forms part of a cohesive group of historic buildings that contribute to the architectural character of the Huddersfield Town Centre Conservation Area. The building retains several elements of its original character and form, such as traditional proportions, materials, and fenestration patterns. Previous heritage statements indicate the building underwent a sympathetic refurbishment approximately 39 years ago, during which traditional design elements, such as the reinstatement of a historically appropriate fascia, were restored. These interventions have enhanced the architectural integrity of the unit while preserving its historic appearance within the streetscape.

2.2.3 **Historic Value** - The building holds historic value through their contribution to understanding the commercial evolution of Huddersfield during the Georgian and Victorian

periods. The location and fabric of the building reflect the town's expansion as a regional commercial centre, especially as New Street developed into a prominent retail and business thoroughfare. The building's continued commercial use reinforces its historic function and significance within this wider narrative of urban growth.

2.2.4 **Setting** – The heritage significance of the building is primarily expressed through its principal elevation facing New Street, where the building's position at the end of the New Street Chambers terrace provides strong visibility and forms part of a key streetscape in the conservation area.

2.3 Policy Review

2.3.1 National Policy will be used to assess the application, with consideration of local policy which typically follows and augments the national policy guidance.

2.3.2 The National Planning Policy Framework (NPPF) was published in March 2012 and replaces the previously issued Planning Policy Statements. Section 16 of the Framework document covers Conserving and Enhancing the Historic Environment and is relevant to this application with regards to the impact on 2-14 New Street and the surrounding Huddersfield Town Centre Conservation Area.

2.3.3 In determining applications, the policy framework (paragraph 207) requires that *“local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance... using appropriate expertise where necessary.”*

2.3.4 This heritage statement therefore fulfils this requirement by describing the history and significance of 2-14 New Street, and by setting out the potential impact on the building, as a result of the proposals.

2.3.5 The framework also provides guidance on considering the impact of proposals on the significance of heritage assets. It states *‘great weight should be given to the asset's conservation (and more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’*.

2.3.6 Therefore, the level of harm to a heritage asset through development or loss of a building can be measured by the significance of the asset affected and the contribution that the asset makes to its wider setting.

2.3.7 The framework sets out in paragraph 210 *‘In determining planning applications, local planning authorities should take account of:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

- *the desirability of new development making a positive contribution to local character and distinctiveness'.*

3 Description of Proposed Works

3.1 Proposed Works

- 3.1.1 The proposed works, as described below, are being carried out to improve life safety and compliance with building regulations while maintaining heritage integrity.
- 3.1.2 The works include the following:
1. Removal of the existing fire escape structure and installation of a new, galvanised steel external stair to current Building Regulations and fire safety standards.
 2. Replacement of two timber fire doors with FD30-rated, conservation appropriate door sets.
 3. Replacement of one timber door, conservation appropriate door set.
 4. Retention and upgrade of original sash windows where possible, including installation of fire-resisting glazing and fixing shut; or replacement with like-for-like timber units where necessary.
 5. Installation of emergency and PIR-controlled lighting to the escape route.
 6. Associated masonry repairs, repointing using lime mortar.
 7. Installation of appropriate exit signage, fire rated enclosures for gas meters, and fire rated vents.
 8. Removal of inappropriate sealing materials (e.g., expanding foam) and appropriate reinstatement.
- 3.1.3 Drawings and photographs illustrating the proposed design and location accompany this application.
- 3.1.4 All works are informed by structural engineering and fire safety requirements and will be carried out with reference to heritage best practices.

4 Assessment of Impact

This heritage statement has been prepared on the premise of a minimal intervention approach retaining as much of the original historic fabric as practically possible. The impact of the proposals outlined in item 3.1.2 above on the building and its surrounds will be assessed below.

Replacement of external fire escape staircase

- 4.1.1 The potential order of magnitude of the works will have a **minor positive impact** on the building's significance as a designated Heritage Asset.
- 4.1.2 The reason for the order of magnitude is that the existing escape staircase is in a poor condition with deterioration to the paintwork finish and severe rusting to the steel.
- 4.1.3 The proposed works will have a limited physical and visual impact on the building's heritage significance, being focused on the rear elevation, which is not publicly visible.
- 4.1.4 The new fire escape will occupy the same position and function as the existing structure, and its materiality (galvanised steel) is appropriate for functional elements in service areas.
- 4.1.5 The works will enhance the building's fire safety performance while respecting and retaining the legibility of its historic form.

Windows and Doors

- 4.1.6 The potential order of magnitude of the works will have **no impact** on the building's significance as a designated Heritage Asset.
- 4.1.7 While some original fabric (e.g., sash windows and doors) may be altered or replaced, this is being undertaken in a reversible and carefully controlled manner, with retention of as much historic material as possible.
- 4.1.8 The works will enhance the building's fire safety performance while respecting and retaining the legibility of its historic form.

Masonry Repairs

- 4.1.9 The potential order of magnitude of the works will have **minor positive impact** on the building's significance as a designated Heritage Asset.
- 4.1.10 The reason for the order of magnitude is that existing brickwork, in some areas, is in poor condition with cracks and spalling caused by the expansion of steel due to rusting of steel cantilevered beams. Some of the brickwork has also been 'repaired' with expanding foam around penetrations.
- 4.1.11 Brickwork and pointing repairs are being executed with conservation sensitivity using lime mortars, matching bricks, and traditional detailing.
- 4.1.12 Unsympathetic cement materials and foam will be removed to the work area and replaced with new traditional lime mortars to reflect the original.

4.1.13 The works will enhance the building's fire safety performance while respecting and retaining the legibility of its historic form.

5 Justification Statement

5.1 Justification Statement

- 5.1.1 The works are essential to safeguard the health and safety of building occupants and to ensure the building meets statutory requirements for means of escape in the event of a fire.
- 5.1.2 The existing fire escape and associated components are no longer compliant with modern safety standards, and their replacement is necessary to provide adequate protection for users of the commercial and office spaces within the building. The fire escape is not currently in use and the client has had to change the fire strategy to suit the current arrangement.
- 5.1.3 The proposals include the removal of unsympathetic expanding foam repairs and replacement with more appropriate brickwork and lime mortar.
- 5.1.4 There will be no adverse effect on the building's significance as a designated Heritage Asset.
- 5.1.5 The works will be carried out by experienced and skilled tradesmen who are used to working with heritage buildings.

Appendix 1

Statutory Listing Description

2-14, NEW STREET

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:Listed Building

Grade:II

List Entry Number:1228380

Date first listed:29-Sep-1978

List Entry Name:2-14, NEW STREET

Statutory Address 1:2-14, NEW STREET

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address:**2-14, NEW STREET**

The building or site itself may lie within the boundary of more than one authority.

District:**Kirklees (Metropolitan Authority)**

Parish:**Non Civil Parish**

National Grid Reference:**SE 14458 16657**

Details

NEW STREET 1. 5113 (West Side) Nos 2 to 14 (even) SE 1416 NW 1/941 II 2. C18 or early C19, refaced in mid C19. Stucco. Pitched stone slate roof. 3 storeys. Modillion eaves cornice. Moulded string below 2nd floor windows. Modern shops. 12 ranges of sashes in moulded surrounds, those on 2nd floor with moulded panels in aprons.

Listing NGR: SE1444416677

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:**402872**

Legacy System:**LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 08-Jul-2025 at 11:36:41.

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102006.006.

End of official list entry

Appendix 2

Written Specification of Works and External Fire Escape Drawings

3 Schedule of Works

| Ref | Item | Rate | £ |
|------|--|------|---|
| | <p>This section relates to the items of work required under the contract. The contractor should provide individual prices against <u>each item</u>, or against a unit rate where specifically requested. All prices to be totalled at the bottom of each section and all section totals to be carried through to the collection page.</p> | | |
| 1.00 | INTRODUCTION - GENERAL ITEMS & NOTES | | |
| 1.1 | <p>Scope of Work; Kirklees Council intend to procure these internal remedial works at 2-14 New Street, Huddersfield, HD1 2AR.</p> <p>In summary, the works include the following;</p> <ul style="list-style-type: none"> • Removal of the existing metal fire escape and replacement with new galvanised fire escape. • Replacement of fire exit doors. • Replacement of windows/glazing to fire rated glazing (and fixed shut). • Installation of emergency lighting to escape route. • Installation of appropriate signage. • Associated works to brickwork, pointing, etc. | | |
| 1.2 | <p>Schedule of Works Pricing Document; The above points are a summary for reference purposes only, and this schedule of works section should be read in full, and in association with the design information provided herewith.</p> <p>The Contractor should note that all items in this schedule of works are to be priced individually. Prices which are not fully broken down into individual items will mean further information may be requested.</p> <p>For clarification purposes; some of the items within this section and within section 1.0 'Introduction- General Items and Notes' may not warrant a cost allocated against them.</p> <p>This schedule and associated tendering information is to be read in accordance with the structural engineers drawings contained in Appendix A and associated information within the following Appendices.</p> <p>The provision of this information does not remove the responsibility of the contractor to inspect the site in relation to this information in order to satisfy themselves that all aspects of the works have been included within the tendered costs.</p> | | |
| 1.3 | <p>Existing Premises; The property is a terraced building and has been extended and adapted to provide the current configuration. The front part of the building is provided over basement, ground, 1st and 2nd floors with access into the roof space for storage. The front of the building overlooks New Street. The rear part of the building overlooks Chancery Lane and is provided over ground, 1st and 2nd floors. The central part of the building is single storey and connects the front and rear parts of the building.</p> <p>A fire escape walkway is provided along the rear of the front building at first floor level which discharges into a small courtyard area between No. 2 & 4 New Street, and ultimately through a fire exit on Chancery Lane. No. 2 also has direct access into the courtyard. There are no other external areas associated with the property.</p> <p>Each of the commercial units are self contained. Below is the list of occupancies and the extent to which they occupy the building:</p> <p>No. 2 - Auntie Pams - ground floor only New Street Chambers (access between No. 2 & 4) - 1st, 2nd. No. 4 - Ladbrokes - ground, 1st (rear) No. 6-8 - vacant - basement, ground, 1st, 2nd No. 10-12 - Kirklees Council - basement, ground, 1st, 2nd No. 14 - Totally Wicked - basement, ground, 1st (rear)</p> | | |
| 1.4 | <p>Project Programme; This scheme is to be priced on the basis that the works will commence during Summer 2025. Although exact dates are to be confirmed.</p> <p>The Contractor is required to assess the scope of work and confirm their anticipated overall programme estimated to be in the region of 6-8 weeks is achievable. The contractor is also offered the opportunity of proposing an alternative contract programme if they consider this overall timescale may vary from this.</p> | | |

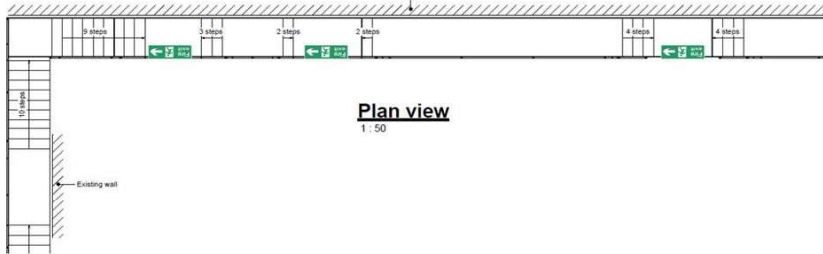
| Ref | Item | Rate | £ |
|------|---|------|-----|
| | <p>It is the contractor's responsibility to consider and organise the exact sequence of the works, to be identified within the project programme prior to works commencing on site. No additional costs in relation to the adjustment or re-sequencing of works packages should be incurred by the Employer.</p> | | |
| 1.5 | <p>Planning Permission; Not required.</p> | | n/a |
| 1.6 | <p>Form of Building Contract; The contract for the works will be based on the JCT Minor Works Building Contract 2016, with Contractors Design Portion. CDP to include:</p> <ul style="list-style-type: none"> • New external lighting, including escape lighting. • Replacement of windows (if deemed necessary) and doors. <p>Please refer to Appendix C of this schedule within which the proposed contractors preliminaries and contract particulars are set out.</p> | | |
| 1.7 | <p>Building Regulations; Certain works will require Building Regulations consent. Kirklees are to appoint a Building Inspector directly, and will pay their fees for providing BCO services up until completion of the scheme. Their current scope of work is anticipated to include a design stage appraisal and an inspection.</p> <p>Contractor to include an allowance for co-ordinating their site visits dependant on the work stage completed, and the provision of information (inc test and commissioning certs) as necessary to allow the final certificates to be issued.</p> | | |
| 1.8 | <p>Listed Building Consent; The property is Grade II Listed under List Entry Number: 1228380. Listed Building Consent will be required. The property is also located within the Huddersfield Town Centre Conservation Area. Kirklees are to appoint a planning officer directly, and will pay their fees.</p> | | |
| 1.8 | <p>Provisional Sums; The Contractor is to notify the Contract Administrator and agree the extent, value and/or area of works before any Provisional Item/Sum can be expended, or variations agreed.</p> | | |
| 1.9 | <p>Sub-Contractors and Accreditation; Details of all sub-contractors are to be provided including company details prior to commencement. Operatives clothing should display company name / logo and have the required training and provide proof on request.</p> <p>The contractor and / or sub-contractors are required to be a member of BM TRADA or other equivalent UKAS accredited third party scheme.</p> <p>All operatives will need to have current enhanced DBS certificates.</p> <p>Third Party Accredited Contractors Listed below or similar may be appropriate for completing these works, although it will be the main contractors responsibility to satisfy themselves of their credentials and capability to complete these works to the appropriate standards:</p> <ul style="list-style-type: none"> •https://www.checkmatefire.com/checkmyfiredoor# •https://clmfireproofing.com/what-are-active-and-passive-fire-protection-systems/ •https://www.neo-ps.com/services/ •https://tecl.uk.com/#? •https://tfjones.com/ •https://ark-fp.co.uk/ | | |
| 1.10 | <p>Insurances; The Contractor is required to provide details of their current Employer's / Public Liability and Professional Indemnity Insurance at tender stage, prior to commencing works on site. Please refer to the contract preliminaries for further information.</p> <p>The contractor will be required to verify and advise of any limitations on their level of PI Insurance in relation to structural works, fire protection, and compliance works.</p> | | |
| 1.11 | <p>Statutory Compliance; All works are to comply with current Building Regulations and all current relevant legislation and building standards at the date of tender.</p> | | |
| 1.12 | <p>Construction (Design and Management) Regulations 2015; The Contractor is to undertake the works in full accordance with the Construction (Design and Management) Regulations 2015, the Health & Safety at Work Act 1974 and the Management of Health & Safety at Work Act 1999, and all other legislation where applicable.</p> <p>The appointed contractor will be awarded the contract as Principal Contractor, and shall prepare an appropriate Construction Phase Plan with all Risk Assessments and Method Statements.</p> | | |

| Ref | Item | Rate | £ |
|-----|---|------|---|
| | <p>Please refer to the pre-construction information pack which contains further information relating to the existing site and building, contained in Appendix B.</p> <p>The Contractor should price the following schedule of works with knowledge of the Construction (Design and Management) Regulations 2015 and allow for the preparation and collation of all documentation necessary for inclusion in the Health & Safety File. All information (in draft form where necessary) should be provided prior to completion.</p> <p>1.13 Products & Materials; All products are to be used in accordance with the manufacturer's recommendations, and should be of good quality and free of defects. This includes the installation of such products. All materials shall fully comply with their respective British Standard / European Standard / British Board of Agrément. (BBA) Certification and any other appropriate regulations.</p> <p>The Contractor is to use only those products specified and alternative products will not be allowed at this stage, unless the Contract Administrator's prior written approval is obtained. Where the Contractor wishes to use alternative products then they will be expected to supply samples to the Contract Administrator for agreement.</p> <p>All materials shall be new and the contractor shall ensure that no materials or equipment are fitted which show signs of corrosion or faults or are damaged in any way.</p> <p>Contractor to confirm standard manufacturer's guarantees which will be provided on completion of the works. Details of proposal to be provided at tender stage. Contractor is to provide all technical datasheets for materials used to be added to the H&S file.</p> <p>Site Constraints and Working Methodology; In carrying out the works the contractor shall take all necessary precautions to prevent or reduce any nuisance or inconvenience to the neighbouring properties. The contractor is to ensure that surrounding areas and occupiers are not adversely affected by the construction processes during the work, and measures should be implemented to avoid any issues of noise/vibration, smoke or fumes, including for dust suppression as necessary.</p> <p>It is the contractor's responsibility to consider and organise the exact sequence of the works, to be identified within the project programme prior to works commencing on site. The sequence for undertaking works is to be considered fully within the Risk Assessments and Method Statements.</p> <p>No additional costs in relation to the adjustment or re-sequencing of works packages should be incurred by the Employer.</p> <p>1.14 Access; All working platforms should be properly constructed, providing an adequate working space and comply with the CDM Regulations 2015, the Lifting Operative and Lifting Equipment Regulations 1998, BS5973 and the requirements of the Health and Safety Executive.</p> <p>Safe Access is required to provide access to all areas of the works in accordance with the preliminaries clauses as well as security and protection. Scaffold tags must be shown at all times.</p> <p>Provision should be made to protect pedestrians and vehicles on the public footpath, roads, carpark and external grounds below for scaffolding erected to all elevations. Particular caution and protection should be undertaken whilst erecting scaffold on public footpaths, roads, carpark, and external grounds.</p> <p>The scaffolding is to be adequately lit for hazard purposes with necessary warning signage, barriers and markings. Provide yellow scaffold foam to ground floor scaffold tube to protect against collision hazards.</p> <p>Ground level uprights to be positioned to minimise the obstruction of the entrances/doors/windows etc. All fire exits are to be kept clear of obstructions at all times.</p> <p>The contractor is to provide a handover certificate on completion of all scaffolding and inform the CA. The main contractor is to keep a log on site of all weekly inspections. Ladders giving access to the first lift to be taken down and locked in the horizontal position at the end of each working day at ground level.</p> <p>1.15 Working Hours; The proposed normal working hours for the project are proposed as 08:30 to 17:00 Monday to Friday. Weekend working will not be permitted.</p> <p>The contractor is to advise at tender stage if their proposed hours for working vary from the above, or whether any out of hours or weekend working are anticipated. No additional costs for premium time rates will be accepted following the award of the contract unless as a direct result of the scope of work or timescales being significantly changed by the Employer.</p> | | |

| Ref | Item | Rate | £ |
|------|---|------|---|
| 1.16 | <p>The contractor is to ensure that surrounding areas and occupiers are not adversely affected by the construction processes during the work, and measures should be implemented to avoid any issues of noise/vibration, smoke or fumes, including for dust suppression as necessary.</p> <p>Main Contractors Preliminaries; The Contractor is to include for all necessary preliminaries required to complete the works including:</p> <ul style="list-style-type: none"> • All necessary tools and portable plant. • Barriers and hoardings. • Secure storage containers for materials. • Skips and waste containers. <p>To be able to undertake the works the Contractor may need to obtain various approvals, licences and permits from Kirklees Council and shall pay all such required deposits and associated costs. The following list of such permits approvals is not exhaustive and the Contractor shall make all necessary enquiries to determine which licences, permits etc. will be required;</p> <ul style="list-style-type: none"> • Scaffold Licence / Hoarding • Street Works Licence • Parking Space Suspensions • Skip Licence <p>Waste materials must be removed at the end of each day. There is limited storage for materials on each site within the roof access rooms.</p> <p>Refer to Section 1 of the SoW and Appendix C for Contract Preliminaries section.</p> | | |
| 1.17 | <p>Contractor Site Welfare; The Principal Contractor has responsibility for providing operative's welfare facilities suitable for carrying out the works (and in accordance with current Construction (Design and Management) Regulations 2015), for the duration of the project based on;</p> <p>The contractor may be able to utilise vacant rooms within the premises. This should be verified onsite.</p> | | |
| 1.18 | <p>Ongoing Liaison and Site Management; In carrying out the works the contractor shall take all necessary precautions to prevent or reduce any nuisance or inconvenience to the surrounding residents and members of the public, and shall maintain good levels of communication during the project with the premises' management teams.</p> <p>The contractor is to ensure that surrounding areas and occupiers are not adversely affected by the construction processes during the work, and measures should be implemented to avoid any issues of noise/vibration, smoke or fumes, including for dust suppression as necessary.</p> | | |
| 1.19 | <p>General Parking; Contractor to note that there is no private parking provision at the site for vehicles.</p> <p>Contractor is to ensure that access routes and footpaths are not obstructed at any time.</p> | | |
| 1.20 | <p>Deliveries to the site; Contractor to co-ordinate deliveries and the timing of these, ensuring they do not disrupt the operations of the premises and other occupiers, as well as assess any site access restrictions.</p> | | |
| 1.21 | <p>Site Security; The Main Contractor will have responsibility for the security of contractors plant or materials during the works, and should ensure security is maintained to the property at all times to prevent unauthorised access into the site compound and the work areas.</p> | | |
| 1.22 | <p>Existing Building and Site Fabric; All damage caused by the Contractor should be notified to the Contract Administrator at the earliest opportunity, and will be made good at the Contractor's cost, including any additional access costs.</p> <p>Any damage caused to any existing internal and external fixtures and fittings which are to be retained are to be made good by contractor, and replaced if necessary.</p> <p>Allow for the protection and reinstatement of all surfaces/areas where affected by site set up, storage, deliveries, works etc. The Contractor must make record of the surrounding areas as existing at the date of possession and allow for returning the areas to a condition, as found (notwithstanding seasonal factors). This is an absolute requirement and copies of the records are to be provided to the CA.</p> | | |

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| 1.23 | Schedule of Condition; Contractor to undertake a photographic schedule of the surrounding site prior to commencing work. Digital copy to be provided to the Contract Administrator. | | |
| 1.24 | Existing Services on Site / Temporary Supplies; It is the Contractor's responsibility to ascertain the exact nature, position and condition of all utilities connections including all power, water, gas and telecoms. | | |
| 1.25 | Water; The Contractor will be granted permission to use an existing water supply within each of the sites during the course of the works. Exact draw-off point to be agreed. | | |
| 1.26 | Power; The Contractor will be granted use of the existing power supply serving each of the properties. Contractor to provide safe temporary connections sufficient for undertaking the works, exact point of connection to be agreed. Trailing cables must be avoided. Alternatively, the contractor to provide a portable low noise generator sufficient for completing the works. | | |
| 1.27 | Samples; Contractor to organise and provide samples of key components such as ironmongery, and any replacement M&E fittings as necessary to enable client approval prior to orders being placed. | | |
| 1.28 | Waste and Ongoing Cleaning; The contractor is to make allowance for maintaining the work areas in a clean and tidy condition at all times during the works and at completion. All items that are stripped out are to be removed from site and disposed of at a suitable licensed recycling and waste collection facility unless noted otherwise. | | |
| 1.29 | Final Main Contractors Clean; Allow for a thorough 'sparkle' clean of all areas affected by the works e.g offices, toilets, corridors and other areas used by the contractor as the project progresses and upon completion prior to the Contract Administrators handover inspection. This is to include areas and surrounding rooms within each of the properties which will be affected by the works. | | |
| 1.30 | Practical Completion; Will not be granted until the works are considered to be practically complete, and the draft Health and Safety File is approved by the Principal Designer including relevant Mechanical and Electrical Services certification if deemed relevant to the works. | | |
| 1.31 | Additional Works; The Contractor should allow here for any items considered necessary for the complete and proper execution of the works where not described in this schedule of works. | | |
| TOTAL FOR SECTION 1.0 | | | 0.00 |
| 2.0 | EXTERNAL FIRE ESCAPE | | |
| 2.1 | Access; Provide all necessary access equipment to carry out the works safely. Include to erect protective barriers and warning signage around the work area. | | |
| 2.1.1 | Protection; Protect adjacent surfaces and structures. | | |
| 2.2 | Services; Identify and isolate any services fixed to or passing through or close to the fire escape structure. | | |
| 2.3 | Dismantling; Dismantle the fire escape progressively from the top down in controlled sections. All cutting, grinding or unbolting works to be undertaken safely using appropriate tools and access equipment. Prevent damage to the brickwork during dismantling; any damage to be recorded and reported. | | |
| 2.4 | Fixings; Remove all metal fixings, brackets, bolts, anchors, plugs and sockets from the brick façade. | | |
| 2.5 | Removal of Waste; Remove all dismantled materials and associated debris from site. All waste to be disposed of in accordance with current legislation at an approved waste transfer facility. Provide waste transfer note on request. | | |
| <u>Refer to Booth King Drawings: 15475-BKP-XX-XX-DR-S-0301 and 15475-BKP-XX-XX-DR-S-0300 when pricing the below. All works to be in full compliance with Booth King Engineers design and installation information.</u> | | Note | Note |

| Ref | Item | Rate | £ |
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| 2.6 | Masonry Void Repair Detail; Following removal of the steels that are embedded in the walls, new masonry is to be installed to match existing. New brickwork to be tooth-bonded into existing wall. Refer to Structural Engineers drawing 15475-BKP-XX-XX-DR-S-0301. | | |
| 2.6.1 | All new brickwork and masonry to match existing in: <ul style="list-style-type: none"> •Size, colour, texture and bond pattern •Mortar type and finish using a compatible lime based mortar. •Joint width and profile | | |
| 2.6.2 | For pricing purposes allow for 1.3m2 of masonry to be replaced. Allow for masonry repair to full depth of external wall. | | |
| 2.6.3 | Allow for contract administrator and Conservation Officer approval for brick and mortar samples before progressing with the specified works. | | |
| 2.7 | Crack Repair Detail; Allow to install 6mm SureTwist bars grouted into bed joint. Refer to Structural Engineers drawing 15475-BKP-XX-XX-DR-S-0301. Note: Specialist tie detail installed in accordance with special design & specification. Refer to SureCPS repair detail SCS05. | | |
| 2.7.1 | All new brickwork and masonry to match existing in: <ul style="list-style-type: none"> •Size, colour, texture and bond pattern •Mortar type and finish using a compatible lime based mortar. •Joint width and profile | | |
| 2.7.2 | For pricing purposes allow for 4nr locations for crack repair detail. | | |
| 2.8 | New Fire Escape Installation; Design, Supply, fabricate, and install the new external fire escape structure in accordance with the Structural Engineer's drawings and specification: Refer to drawings: <ul style="list-style-type: none"> •15475-BKP-XX-XX-DR-S-0300. •15475-BKP-XX-XX-DR-S-0301. | | |
| 2.8.1 | The installation must comply with: <ul style="list-style-type: none"> •Building Regulations Approved Document B (means or escape, fire resistance, travel distances). •Approved Document K (protection from fallings - handrails, guardings, etc). •Structural design standards. •BS EN ISO 1461 – for hot dip galvanising (where applicable). | | |
| 2.8.2 | Works to include: <ul style="list-style-type: none"> •Stair structure; landing platform, handrails, balustrades, supports, etc. •Any required foundations or fixings into the existing structure, as designed. •Fire resisting performance as per design (minimum 30 minutes where required). •Protective coatings for external durability (e.g. galvanising, paint systems) to an agreed colour (TBC with Conservation Officer). •Provision of non-slip treads suitable for external escape use. | | |
| 2.8.3 | Contractor to coordinate: <ul style="list-style-type: none"> •Fixing points with the building fabric. Any alterations to existing walls to be agreed with the Contract Administrator and Conservation Officer. •Access strategy and temporary protection during installation. •Final survey and setting out to suit site conditions. •Contractor is to provide full dimensioned working drawings prior to fabrication. | | |
| 2.9 | Nosings; Supply and install stair nosings to all treads to the new external metal fire escape to improve slip resistance and visibility, in full compliance with Approved Document K and with sensitivity to the listed status of the building. | | |
| 2.9.1 | Nosing profiles to be made of durable, corrosion resistant material suitable for external use. | | |
| 2.9.2 | Colour to contrast visually with the existing tread surface. Colour 'Yellow'. | | |
| 2.9.3 | Nosing must provide a slip resistant surface suitable for wet conditions and be compliant with BS 8300 and BS 7976-2 for external stairs. | | |
| 2.9.4 | Nosings to be mechanically fixed to each tread using stainless steel fixings to prevent corrosion. | | |
| 2.9.5 | Minimum 50mm visual contrast on the tread and riser edge. | | |
| 2.9.6 | Clean area following installation and ensure nosing is secure and aligned. | | |
| TOTAL FOR SECTION 2.0 | | | 0.00 |
| 3.0 | ASSOCIATED WORKS | | |
| 3.1 | General Information: Lighting/Emergency Lighting; The landing and stairs should be suitably illuminated for months where the days are short, and evenings when there is a lack of ambient lighting. | | |

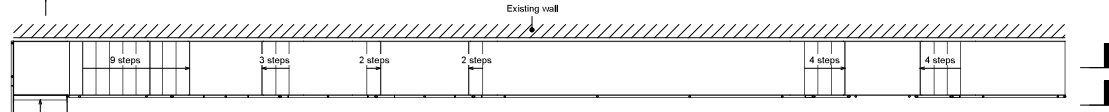
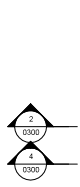
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| 3.1.1 | The secondary lighting levels are unknown and should be checked by the contractor, prior to designing the external lighting and emergency lighting systems. | | |
| 3.1.2 | The design should be based on the principals of BS5266-1 and BS EN 1838. | | |
| 3.1.3 | Works to include removal of any existing external lighting, isolation, make safe, modify, extend existing services/containment | | |
| 3.2 | Emergency Lighting; The escape route along its length, must be illuminated with emergency lighting in the event of a full interruption to the normal power supply. | | |
| 3.2.1 | Emergency lighting must be installed as per the requirements of B5266-1: 2016 and BS EN 1838: 2024 to cover escape routes and final exit. Positioning to be in line with fire strategy and building layout. Emergency lighting on external fire escape stairwells must be positioned as follows: | | |
| 3.2.2 | <ul style="list-style-type: none"> •Above each emergency exit •On stairs so that each flight receives direct light •Near all change in levels •At every change of direction •To illuminate exit route signage •To ensure the centre of the escape route receives minimum 1 lux | | |
| 3.2.3 | All lighting must be positioned so as to avoid disability glare. The duration of any battery contained within each lighting unit or from a central battery control unit must be capable of powering the lighting system for a period of 3 hours. | | |
| 3.2.4 | Each system should be fitted with suitable test switches to enable regular maintenance. | | |
| 3.2.5 | Wiring to be carried out by a competent electrician, with circuits tested prior to commissioning. | | |
| 3.2.6 | Contractor is to submit full design proposals, calculations, drawings etc for contract administrator approval prior to ordering materials. | | |
| 3.3 | Non-emergency Lighting; Allow to install external lighting units on PIR's. | | |
| 3.3.1 | Lighting should be positioned to ensure that at least every other step receives direct light and those evacuating from the building do not face disability glare. The use of specific type of light units and their location should be considered to avoid this. | | |
| 3.3.2 | Lighting should be located as per the emergency lighting requirements with 1 lux in the centre of the escape route, lighting to at least every other step and above emergency exits. | | |
| 3.4 | <p>Exit Signage; Signage must comply with the Health and Safety (Safety Signs and Signals) Regulations and BS5499.</p> <p>Install 'Fire Exit' direction right signs to handrails adjacent to the exit doors on the landing. For pricing purposes allow for 3nr as per the drawing below.</p> | PQ | |
| |  <p style="text-align: center;">Plan view 1:50</p> | | |
| 3.5 | General Information; Fire Protection of Staircase; The top landing should be fire resisting from FFL to 1100mm along its length to 30 minutes. Doors should be fire resisting (Except the last final exit door) and fitted with self-closing devices. Any windows which fall within the 1100mm must also be fire resisting and fixed shut. | | |
| 3.6 | Fire Exit Doors: Removal; Carefully remove existing timber doors, frames, ironmongery and associated fittings to 3nr final exit doors to the external fire escape. Dispose of all waste materials in accordance with current waste regulations. | | |
| 3.7 | New Fire Exit Doors (FD30); Supply and install new timber fire door sets, FD30-rated (30 minutes fire resistance), certified to BS 476-22 or BS EN 1634-1 and in compliance with Part L of the Building Regulations. The contractor is responsible for confirming all measurements onsite. | | |
| 3.7.1 | All works to be carried out by specialist joiners/installers familiar with listed building conservation and fire door certification. | | |
| 3.7.2 | Doors to be constructed from hardwood or engineered timber, suitable for external use and tested as part of a complete fire-resisting door assembly. | | |
| 3.7.3 | Doors to be fitted to open inwards, as required by the fire strategy, using fire-rated hinges and closers compatible with the listed building's aesthetic. | | |

| Ref | Item | Rate | £ |
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| 3.7.4 3.7.5 | <p>Frame-to-wall interfaces to be sealed with intumescent sealant or fire-stopping materials, ensuring minimal visual intrusion and preservation of adjacent fabric.</p> <p>Fit with suitable ironmongery, including;</p> <ul style="list-style-type: none"> •Fire rated hinges (minimum 3 per leaf) •Inward compatible panic exit hardware compliant with BS EN 1125 or equivalent) •Door closers to BS EN 1154. Door closers must be EN size 3 or above. •Fire escape signage | | |
| 3.7.6 3.7.7 | <p>Make good all disturbed finishes to match existing.</p> <p>For pricing purposes allow for 2nr doors.</p> | 2nr | |
| 3.8 | <p>New Fire Exit Door; Supply and install 1nr timber door set suitable for external use and compliant with emergency egress requirements. The contractor is responsible for confirming all measurements onsite.</p> | | |
| 3.8.1 | Door set is to open inwards. | | |
| 3.8.2 | <p>Door to include:</p> <ul style="list-style-type: none"> •Weather-sealed frame and threshold detail •Inward compatible panic exit hardware compliant with BS EN 1125 or equivalent) •Fire escape signage | | |
| 3.8.3 | Make good all disturbed finishes to match existing. | | |
| 3.8.4 | For pricing purposes allow for 1nr door. | 1nr | |
| | | | |
| 3.9 | <p>Decorations; Apply decorative finishes to all newly installed door leaves, frames, and architraves in accordance with manufacture guidance.</p> | | |
| 3.9.1 | New doors to be supplied factory-primed. | | |
| 3.9.2 | Lightly abrade surfaces, remove dust and ensure a clean, dry substrate prior to application. | | |
| 3.9.3 | Apply the following Dulux Trade Weathershield system: | | |
| 3.9.4 | •2no. coat Dulux Trade Weathershield Exterior Flexible Undercoat. | | |
| 3.9.5 | •1no coats Dulux Trade Weathershield Exterior Flexible Satin or Gloss (to match existing), providing up to 8 years all weather protection. | | |
| 3.9.6 | Final finish to be agreed with the client, allow for application or RAL to match existing. | | |
| 3.9.7 | Ensure paint system does not compromise fire safety features; do not paint over: | | |
| 3.9.8 | <ul style="list-style-type: none"> •Certification labels •Intumescent/smoke seals •Ironmongery or moving parts | | |
| 3.9.9 | All works to be carried out in dry conditions and above the minimum temperature as per manufacturers guidance. | | |
| 3.9.10 | Protect adjacent finishes and clean all work areas on completion. | | |
| 3.10 | <p>General Information; Windows; The top landing should be 30 minute fire resisting from FFL to 1100mm along its length to 30 minutes. All windows that fall within the 1100mm must be fire resisting and fixed shut (minimum RE 30). Furthermore, all areas highlighted on the diagram below are required to be 30 minute fire resisting. This includes any windows within this marked areas and costs submitted should reflect this.</p> | | |
| | | | |

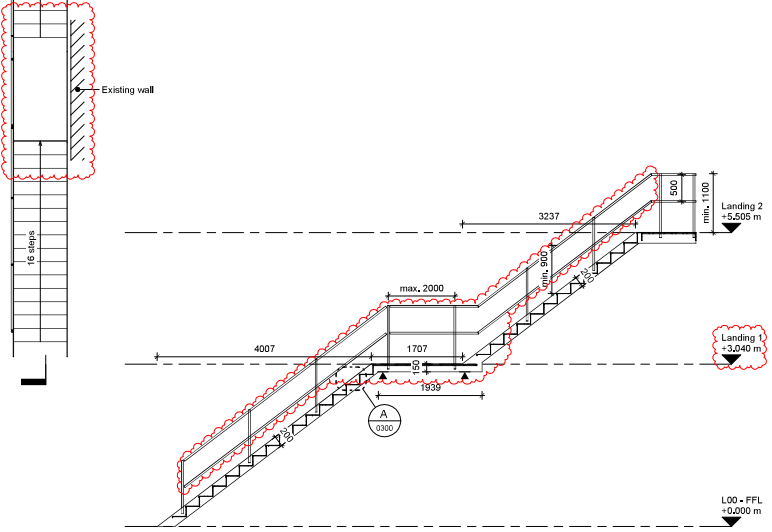
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| 3.11 | Windows; Repair Option; Retain and carefully repair existing timber sash window frames that fall within the 1100mm, preserving original joinery where possible. | | |
| 3.11.1 | Carefully remove existing glazing and associated putty, beading, or glazing bars, taking care to avoid damage to the surrounding fabric. | | |
| 3.11.2 | Supply and install new 30-minute fire-resisting glazing into existing sashes, and modify windows to be permanently fixed shut, in accordance with the building's fire strategy. | | |
| 3.11.3 | New glazing to achieve a minimum 30 minutes integrity-only fire resistance (E 30 or similar), certified to BS EN 13501-2 or BS 476-22. | | |
| 3.11.4 | Use clear, integrity-rated fire glass (e.g. Pyroguard, Pilkington Pyroshield, or equivalent) that is: <ul style="list-style-type: none"> •Suitable for use in vertical timber sashes, and •Compatible with heritage environments | | |
| 3.11.5 | Install with: <ul style="list-style-type: none"> •Intumescent glazing tape •Fire rated putty or sealant •Hardwood beading to replicate original profiles. | | |
| 3.11.6 | Existing sash mechanisms (weights, cords, locks) to be disengaged or removed, and sashes securely fixed shut using concealed stainless steel fixings or mechanical methods, subject to Conservation Officer approval. | | |
| 3.11.7 | Retain and reinstate all original sash box linings, architraves, and any mouldings not affected by the upgrade. | | |
| 3.12 | Windows; Replacement Option; Carefully remove existing windows that fall within the 1100mm, taking care to minimise damage to the surrounding fabric, and dispose of materials off site in accordance with waste and environmental regulations. | | |
| 3.12.1 | Where possible, retain and reuse historic timber elements (e.g. sub-frames, architraves) where compatible with the fire strategy and following conservation officer approval. | | |
| 3.12.2 | Supply and install new timber-framed, fixed shut fire-resisting window units, designed to replicate the appearance and detailing of the original windows, while achieving compliance with fire safety requirements. | | |
| 3.12.3 | New window assemblies to provide minimum RE 30 fire resistance (30 minutes integrity and loadbearing stability), certified to BS EN 13501-2 or BS 476-22 and comply with Part L of the Building Regulations (conservation of fuel and power). Design are to be approved under Listed Building Consent. | | |
| 3.12.4 | Frame sections to be fabricated from hardwood or specialist heritage-rated timber, designed to replicate original profiles and mouldings as closely as possible. | | |
| 3.12.5 | Glazing to be 30 minute fire resisting clear glass, installed with: <ul style="list-style-type: none"> •Intumescent glazing seals •Timber beading to match the original profile •All components installed in accordance with tested fire rated system details. | | |
| 3.12.6 | Windows are to be fixed shut, in line with the building's fire strategy, Approved Document B and to maintain fire compartmentation to escape routes. | | |
| 3.12.7 | Any ironmongery used to match original in style and finish for conservation purposes. | | |
| 3.12.8 | All joints and interfaces to be sealed using fire rated materials, whilst respecting the fabric and visual integrity of the listed building. | | |
| 3.12.9 | Works to be carried out in accordance with Listed Building Consent, and subject to any conditions set out by the Local Planning Authority. No works are to be carried out until Listed Building Consent has been granted. | | |
| 3.12.10 | Where required, provide full joinery drawings and samples for heritage officer approval prior to fabrication. | | |
| 3.12.11 | Any works to original masonry, lintels, or cills to be carried out using matching materials and lime-based mortars, as appropriate. | | |
| 3.12.12 | Comply with: <ul style="list-style-type: none"> •Approved Document B - Fire Safety (Escape Routes) •Historic England guidance on interventions in historic buildings •BS 8213-4 - Installation of windows and external doorsets. •All relevant listed building planning conditions. | | |
| 3.13 | Gas Meter; The existing has meter and pipework, located adjacent to the designated escape route must comply with the following: <ul style="list-style-type: none"> •Pipelines Safety Regulations 1996 •Gas Safety (Installations and Use) Regulations 1998 •Building Regulations Approved Document B, specifically in relation to protection of escape routes from external fire risk. | | |

| Ref | Item | Rate | £ |
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| 3.13.1 | Supply and install a fire-rated gas meter enclosure constructed from galvanised steel with internal lining of Promat Masterboard (or approved equivalent) to achieve 30 minutes fire resistance. Cabinet to be externally weatherproof, securely fixed to wall, with suitable passive ventilation and lockable access. Fire stopping to be applied to all penetrations. Final design to be approved by Gas Safe engineer and Building Control. | | |
| 3.14 | Vents; There are a number of vent terminals on the vertical wall beneath the roof pitch, facing onto the fire escape. The wall has hanging slate tiles. | | |
| 3.14.1 | Identify the function of each existing vent, confirm whether vents are active/live or redundant, assess weatherproofing, and if they are fire rated. | | |
| 3.14.2 | Remove redundant or non-compliant vents and make good openings to match the existing fabric. | | |
| 3.14.3 | Ensure new/replacement vents are flush, secure, and do not project excessively into the escape route. All vents are required to be fire rated. | | |
| 3.14.4 | For pricing purposes allow for 6nr. | PQ | |
| 3.15 | Expanding Foam; Visually inspect all areas where expanding foam has been used to seal pipe penetrations, located within 1.8m of the external fire escape. | | |
| 3.15.1 | Carefully, and by manual means, remove all visible expanding foam using non-invasive tools to avoid damage to adjacent masonry. | | |
| 3.15.2 | Avoid use of harsh solvents, high pressure water, or mechanical tools that could harm the historic fabric. | | |
| 3.15.3 | Safely dispose of all removed waste in accordance with site waste management procedures. | | |
| 3.15.4 | Once foam is removed, inspect any penetrations and surrounding areas for damage or voids. | | |
| 3.15.5 | Prepare the area for appropriate re-sealing using breathable, conservation approved materials. Ensure the new seals are weather resistant, rodent proof and reversible where possible. | | |
| 3.15.6 | In additional to the above and for pricing purposes, allow for 1m2 of repairs to brickwork and pointing in line with the requirements for the building noted above. | PQ | |
| TOTAL FOR SECTION 3.0 | | | 0.00 |
| 4.0 | TESTING AND CERTIFICATION | | |
| 4.1 | Doors; Works to be subject to Listed Building Consent. All detailing, materials, and finishes to be approved by the Local Authority Conservation Officer and Kirklees Building Control Manager prior to manufacture. | | |
| 4.1.1 | Ensure doors operate smoothly and provide proper fire and smoke resistance. | | |
| 4.1.2 | Provide fire door certification and installation compliance documentation. | | |
| 4.1.3 | Label doors in accordance with fire door identification requirements. | | |
| 4.1.4 | Provide O&M information and maintenance guidance. | | |
| 4.1.5 | Contractor is to ensure doors are not painted shut. Allow to paint early in the day to ensure the doors can be shut and secured at the end of the day. | | |
| 4.2 | Windows; Provide manufacturer and installer certification for fire resistance, including glass and frame system and Building Regulations Approval Certificate. | | |
| 4.2.1 | Submit installation details to confirm correct fire-stopping and fixing method. | | |
| 4.2.2 | Submit detailed O&M information including maintenance guidance, product data, and details of any retained original elements. | | |
| 4.3 | Emergency Lighting; Carry out functionality test of all emergency lighting to confirm operation under mains failure conditions. | | |
| 4.3.1 | Confirm 1 lux minimum at floor level in escape routes, | | |
| 4.3.2 | Provide full test and commissioning records in accordance with BS 5266. | | |
| 4.3.3 | Issue Emergency Lighting Completion Certificate. | | |
| 4.3.4 | Provide as-fitted drawings and O&M manual including routine maintenance guidance. | | |
| 4.3.5 | Provide warranty and maintenance information. | | |
| 4.3.6 | All installations must be tested in accordance with: •BS 7671 - Requirements for Electrical Installations (IET Wiring Regulations) •Current NICEIC (or equivalent) certification standards | | |
| 4.4 | Non-Emergency External Lighting (PIR Controlled); Carry out lux level verification testing to confirm coverage and compliance with design intent. | | |
| 4.4.1 | Provide functional test certificate confirming correct operation of PIRs, lux levels, and alignment. | | |
| 4.4.2 | Provide as-fitted drawings and O&M manual including routine maintenance guidance. | | |
| 4.4.3 | Provide warranty and maintenance information. | | |

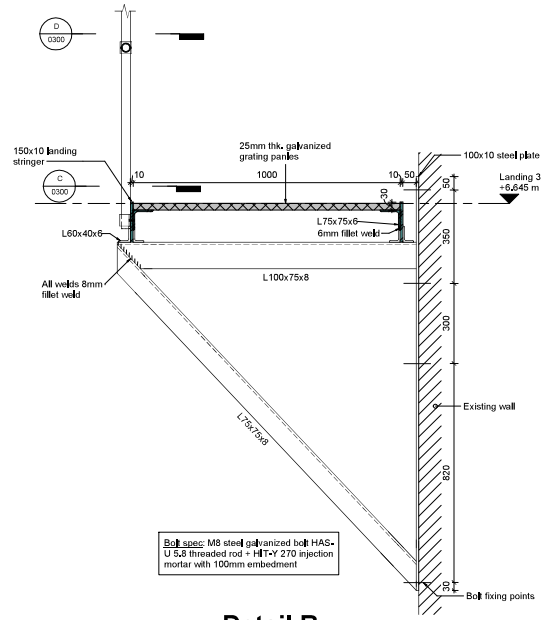
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| 4.4.4 | All installations must be tested in accordance with: •BS 7671 - Requirements for Electrical Installations (IET Wiring Regulations) •Current NICEIC (or equivalent) certification standards | | |
| 4.5 | New External Fire Escape; On completion, the contractor must provide: •Installation certification from competent installer •Material and finish guarantees •Fire performance documentation | | |
| 4.5.1 | Nosings; Provide manufacturer's data sheets and slip resistance test results upon completion. | | |
| | TOTAL FOR SECTION 3.0 | | 0.00 |
| | | | |
| | TOTAL COST OF WORKS (exc Vat); | | 0.00 |
| | | | |



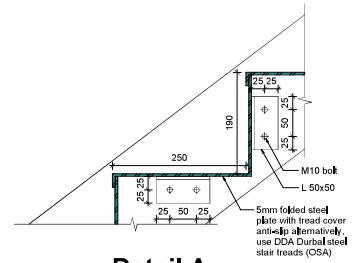
Plan view
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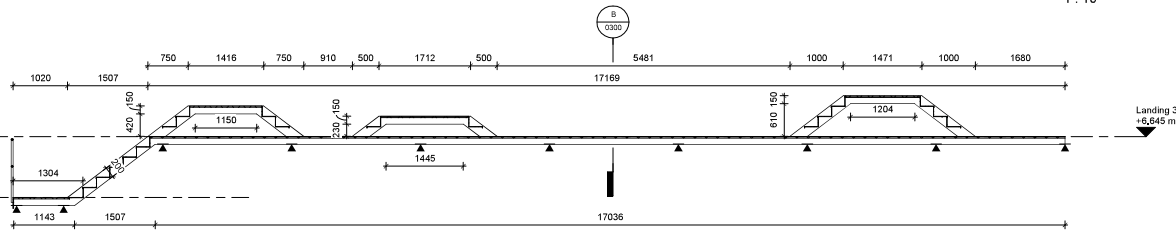
Section 1
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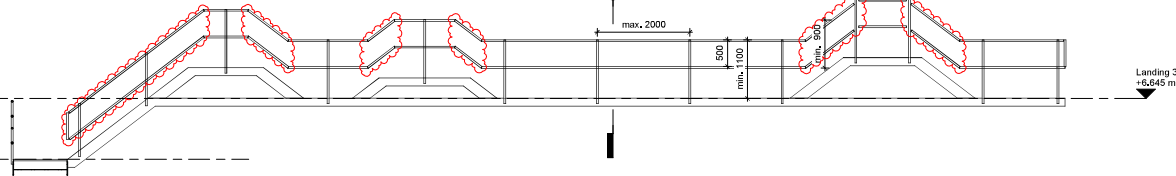
Detail B
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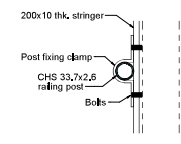
Detail A
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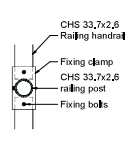
Section 2
1 : 50



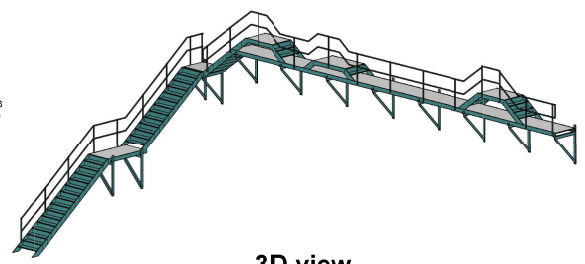
Section 3
1 : 50



Detail C
1 : 5



Detail D
1 : 5



3D view

STEELWORK - GENERAL NOTES

- These notes to be read in conjunction with national structural steelwork specification for building construction published by the BCSA and SCI.
- All steel work to be S355 to be BS EN 10210 to be used all UNCO on drawings.
- All steelwork to be in accordance with the National Structural Steelwork Specification (NSSS) for Building Construction 5th Edition CE Marking Version.
- Structure defined as:
Service Category - SC1
Consequence Class - CC2
Production Category - PC2
Execution Class - EXC2
- All corrosion protection to steelwork to be as follows: (all steelwork and coatings to be compatible with chosen fire protection system, in particular primer thickness should be suitable for intumescent paint).
All steelwork exposed to external conditions to receive: Sherwin-Williams's paint specification F8 or D7 (OEA)
OR
Galvanised to 85µm in accordance with BS-ENISO1461
- Steelwork sub-contractor to assess, design and provide adequate temporary structure to ensure stability of frame and supported structure during erection.
- All steel work below ground (columns/structural steelwork) to be concrete encased with D48 wrapping mesh to structural slab level. All bases to be levelled with non-shrink gout, i.e. Fosroc Comboxtra or equal gout thickness to match baseplate thickness.

Legend
▲ Landing support

NOTES:

- Do not scale from this drawing.
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- This drawing is to be read in conjunction with all relevant contractual documents.
- Anyone using this drawing must be aware of their legal duties under the CDM Regulations 2015, refer to the HSE website for further information. BKPL are not Principal Designers.
- All dimensions shown on this drawing are in millimeters unless noted otherwise.
- If the Contractor consider that they do not have sufficient information to safely complete the works detailed on this drawing, they should contact the Engineer.
- This document uses revision codes in accordance with ISO EN 19650. P- Preliminary (non-contractual) - review, comment or approval. C- Contractual - Approved for stage completion.
- This document uses status codes in accordance with ISO EN 19650. Work in progress: S0 - IAP, S1 - Shared (non-contractual), S2 - Coordination, S3 - Review, S4 & S5 - Approval. Divided into contractual: A1, A2, etc. (where 'n' relates to the project stage)
- This document uses project stages in accordance with the IStructE Structural Plan of Work 2020: 2 - Concept, 3 - Coordination, 4 - Technical Design, 4.5 - Production Design, 5 - Construction, 6 - Handover
- Only documents with a revision code C# (where 'n' relates to a revision number) and status code A# or AS are suitable for construction. Any deviations to that which is on site is not the liability of BKPL.

| REV. | DATE | REVISION DETAILS | INITIALS |
|------|----------|---|----------|
| P02 | 05.08.25 | First landing location & hand rails height updated. | AJ |
| P01 | 21.05.25 | First issue | AJ |

CURRENT DRAWING REVISION CHECKED BY: AM
CURRENT DRAWING REVISION APPROVED BY: AM

DRAWING STATUS: S3 PROJECT STAGE: Stage 3

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PARTNERSHIP LIMITED

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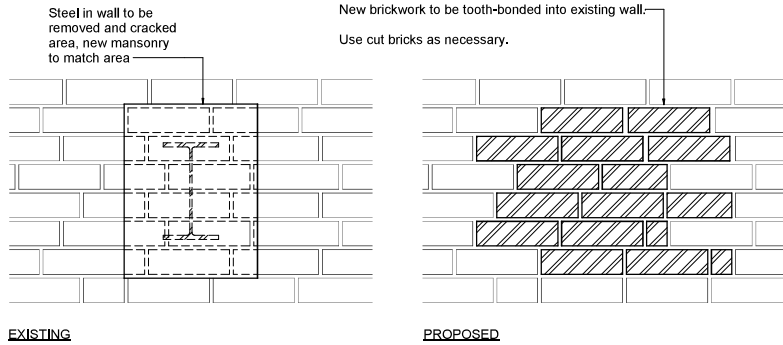
RAMSBOTTOM MANCHESTER EDINBURGH
Tel: 01708 822 022 Tel: 0161 694 7087 Tel: 0131 229 1547

PROJECT: 2-14 New Street, Huddersfield

TITLE: External stairs GA

| SCALE (A1) | AUTHOR | DATE | REVISION | BKPL No. |
|--------------|--------|----------|----------|----------|
| As indicated | AJ | 21.05.25 | P02 | 15475 |

DRAWING REF: 15475-BKP-XX-XX-DR-S-0300

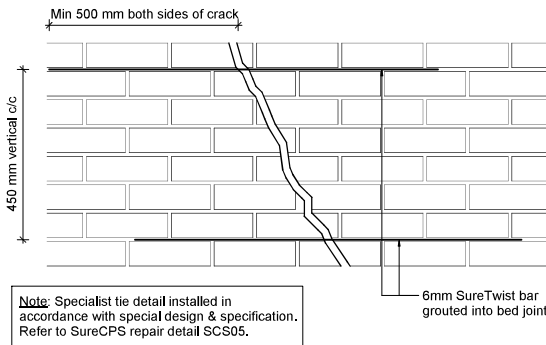


Notes:

- Approximate. 1.3m² of masonry to be replaced.

Masonry steel repair detail

1 : 10



Notes:

- Approximate 4 locations for crack repair detail.
- Repointing required in most areas surrounding stair case.

Crack repair detail

1 : 10

NOTES:

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- All dimensions shown on this drawing are in millimeters unless noted otherwise.
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C. Contractual - Approved for stage completion.
- This document uses status codes in accordance with ISO EN 19650:
Work in progress:
S0 - WJP
Shared (non-contractual):
S1 - Coordination, S2 - Information, S3 - Review, S4 & S5 - Approval.
Published (contractual):
A1, An, etc, (where 'n' relates to the project stage)
- This document uses project stages in accordance with the IStructE Structural Plan of Work 2020:
2 - Concept, 3 - Coordination, 4 - Technical Design,
4.5 - Production Design, 5 - Construction, 6 - Handover
- Only documents with a revision code Cf (where 'f' relates to a revision number) and status code A4 or A5 are suitable for construction. Any deviations to that which is on site is not the liability of BKPL.

| REV. | DATE | REVISION DETAILS | INITIALS |
|--------------------------------------|----------|------------------|----------|
| P02 | 05,06,25 | Notes added | AJ |
| P01 | 21,05,25 | First issue | AJ |
| CURRENT DRAWING REVISION CHECKED BY | | | AM |
| CURRENT DRAWING REVISION APPROVED BY | | | AM |
| DRAWING STATUS: | | PROJECT STAGE: | |
| S3 | | Stage 3 | |

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PROJECT:

2-14 New Street, Huddersfield

TITLE:

Remedial details

| SCALE (A2) | AUTHOR | DATE | REVISION | BKPL No. |
|------------|--------|----------|----------|----------|
| 1 : 10 | AJ | 21.05.25 | P02 | 15475 |

DRAWING REF:

15475-BKP-XX-XX-DR-S-0301

Appendix 3


Elevation Drawings



To Follow.


Appendix 4



Photographs of areas affected by the proposals

Site Visit Photographs

| Ref. | Photograph | Description |
|------|---|--|
| P1 |  | <p>Steel staircase down to the ground floor.</p> |
| P2 |  | <p>Second floor steel highlighting the supporting beam layout.</p> |

| Ref. | Photograph | Description |
|------|---|--|
| P3 |  | <p>Staircase from first floor to second floor, highlighting the degradation from rust.</p> |
| P4 |  | <p>Staircase from first landing to second landing.</p> |

| Ref. | Photograph | Description |
|------|---|--|
| P5 |  | <p>The cracks forming on second landing, from expansion of steel due to rusting.</p> |
| P6 |  | <p>Braced cantilever angle members supporting the first landing.</p> |

| Ref. | Photograph | Description |
|------|---|--|
| P7 |  | <p>The far side of the top platform, showing raised platform to raised doorway.</p> |
| P8 |  | <p>Cracks forming in the far side of the platform around support, these cracks may be due to rust expansion or to improper instalment.</p> |

Watts.

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