








Dismantling Methodology – Record of elements to be replaced



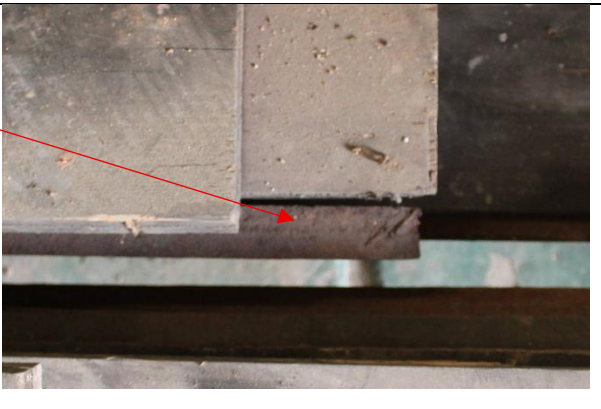
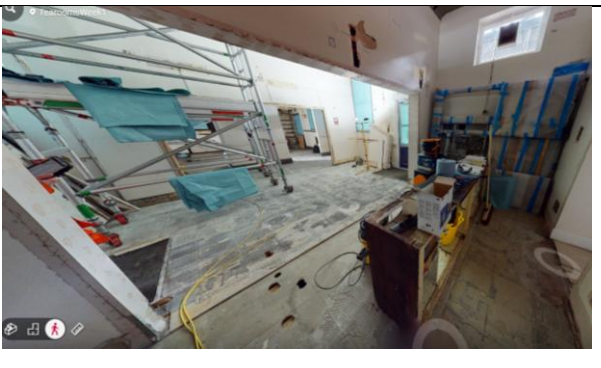
The following schedule updates the indicative schedule noted in the Arup Methodology Document Ref: 151667-TSA-30-MVL3-REP-A-AR-012001 (HUDDERSFIELD STATION - Methodology for deconstructing, storing and reconstructing the Tea Rooms. Item 4.5 Items to be Replaced. (Issue 03 – 21/01/26).





Record of Items to be Replaced

Roof		
Ref	Item Description	Photograph
01	<p>Lead sheet roofing – to be replaced with zinc roofing. This is to include the raised cable entry points and service supports.</p> <p>Note: The lead roofing is not original to the construction of the Tea Rooms it is believed to have been a later replacement of the original zinc roof which was replaced in the 1980’s.</p>	
02	<p>Sarking Boards – The existing sarking boards were salvaged from the building for possible re-use. Unfortunately, the timber cannot achieve the strength requirements of the proposed roof construction. All sarking boards are to be replaced with a structural plywood material which will provide the required rigidity to the Tea Rooms structure.</p>	
03	<p>Roof lantern – the glazing bars of the roof light are in poor condition and were damaged as a result of an earlier re-glazing. These are to be replaced with replica mouldings.</p> <p>All other elements of the timber rooflight have been salvaged and will be reused.</p> <p>The glass to the rooflight will also be replaced to provide a clear glass appearance rather than the modern “wired” glass that was present.</p>	




External Structure

Ref	Item Description	Photograph
04	<p>External Doors – The existing external doors were salvaged from the building for possible re-use. The doors have been identified as being a later adaption of the building (possibly in 2005) and do not follow the original historic appearance. Due to steeper slope of new platform, the doors will need to vary in height in order that the level thresholds match the new platform levels. All doors are to be replaced with new door sets that match the original appearance of the historic doors – glass to be fitted in the upper panel sections to meet Building Control requirements. This will include new ironmongery, hinges and where necessary, actuators.</p>	
05	<p>Window glazing – The glazing to the sash, pivot and external doors will be replaced with a new laminated glass to meet Building Regulation approval.</p> <p>Internal sash vents and ironmongery will also be replaced.</p>	
06	<p>The external skirting (Plinth Cladding) - This was fully salvaged from the building for possible re-use. However, the re-orientation of the building and the proposed gradient of the platform will require a variable plinth depth. It is proposed that the lower timber element of the plinth is replaced whilst the upper elements are re-used. This will allow the maximum amount of original material to be retained.</p>	
07	<p>Timber Sole Plate – the severely degraded sole plate will be replaced in new timber to match existing.</p> <p>Holding down bolts also to be replaced with modern fixings to Engineers details.</p>	

<p>08</p>	<p>Studwork – Later and poorly repaired studwork will be replaced with new timberwork to match existing.</p>	
<p>Internal Structure</p>		
<p>Ref</p>	<p>Item Description</p>	<p>Photograph</p>
<p>09</p>	<p>Floor joists – to be replaced with new. (The retained original floor joists to be re-purposed for timber floor battens within new floor construction).</p> <p>Note: The photograph opposite shows the only area of original joists that were discovered in the building. (Approx 20% of the total building footprint).</p>	
<p>10</p>	<p>Corroded metal tongues to timber floor boards – The original timber floor boards have been salvaged for re-use. However, it is not possible to retain the ferrous tongues to the boards as these have corroded.</p> <p>The floor boards will be re-used in the café with replacement steel tongues.</p>	
<p>11</p>	<p>Floor – The plywood and chipboard boarding together with existing finishes will be replaced with new.</p>	

<p>12</p>	<p>Internal partitions – All internal partitions were found to be modern and most likely installed as part of the 2005 refurbishment. These will be replaced.</p> <p>Note: This includes modern skirting boards, architraves, internal doors and door frames.</p>	
<p>13</p>	<p>Internal masonry wall – All masonry walls including chimney breasts will be replaced.</p>	
<p>14</p>	<p>Plain butt-jointed cladding boards – The boarding removed from the interior of external walls will be replaced with new boarding.</p> <p>Note: The boarding is in a poor condition with much loss through adaption of the building interiors.</p>	
<p>15</p>	<p>Plaster Ceiling – The original lath and plaster ceiling will be replaced with a plasterboard ceiling construction which can incorporate access hatches for the services above.</p> <p>The original cornice profile will be replicated in a fibrous plaster.</p>	


Internal Joinery

Ref	Item Description	Photograph
16	Buffet Counter – the buffet counter was a modern chipboard work surface marked “2005” and will be replaced.	
17	Timber Mouldings – Picture Rail Sections of the original picture rails were present in the café area. These will be used to replicate additional timber section to replace sections where missing. Original Picture Rail	
18	Timber Mouldings – Dado Rail Sections of the original dado rails were present in the café area together with later replacement sections. The original section profiles will be used to replicate the original dado rails where missing. Note: Original dado section discovered to the rear of the chimney breast.	

Mechanical and Electrical Services

Ref	Item Description	Photograph
19	MEP Services - The electrical and mechanical systems within the Tea Rooms will be completely replaced with new systems to current codes. To include: Service conduits, mechanical pipes, radiators, electrical layout, switches and sockets, modern wall and ceiling lights, WCs, cistern system, sinks, taps and waste pipes. Fire detectors Kitchen extraction.	Photograph not provided – see shedule of items not to be retained for record of the MEP items. Note: The Tea Rooms was originally gas lit and the has been retrofitted / upgraded on a number of occasions throughout its life. No original elements of the services installation was discoved during the dismantling process.

Internal Finishes

Ref	Item Description	Photograph
20	<p>All internal finishes will be replaced.</p> <p>This includes:</p> <ul style="list-style-type: none"> • Painted wall, floor and ceiling finishes. • Ceramic Tiles • Matt wells • Vinyl floor tiles <p>Note: None of the original finishes with the exception of paint finishes were discovered in the building. For details of the original paint finishes please see details of the Paint Analysis which is included within the Site Findings Report.</p>	
21	<p>Ceramic Wall Tiles – Modern wall tiling that was fitted within the café area will be replaced with new tile splashbacks which utilise the existing stone rear counters that were salvaged from site.</p> <p>Modern wall tiling (café) to be replaced with new splashbacks.</p> <p>Original wall tiling from the ladies toilet area to be replicated and used within the new toilet areas.</p>	