Key

MASONRY REPAIRS

Elevations are to be full repaired and conserved by implementing the following measures as required:

1 Making good / repairing elevations after removal of redundant services fittings and fixtures and cabling.
2 Repairing of any damaged masonry caused by the removal of windows or other fixings.
3 Removal of decayed iron fixings and replacement with stainless steel fixings
4 Removal of vegetation and application of biocide treatment
5 Removal of inappropriate cement mortar pointing
6 Raking out and repointing in lime based mortars where inappropriate pointing removed or where pointing has been lost leaving open joints.
7 Grouting – introduction of liquid mortar into wall voids
8 Repairs to cracks – grouting, pinning or local rebuilding
9 Repair with dowels or cramps.
10 Repairing fractured stones or pinning broken stone – dowel/resin and mortar repairs
11 Mortar or 'plastic' repairs of stone details by armatures and mortar build-up
12 Replacement stone repairs – stone indents

MASONRY CLEANING

All masonry elevations to be cleaned.
Works are to be undertaken as follows:

- Masonry elevations to be cleaned to achieve a cleaning of any harmful contamination of the masonry only
- Method e.g. high temperature steam cleaning (DOFF) or rotating air pressure with inert fine granulate (TORC) to be matched to intensity of soiling, and should be the least invasive that can achieve the cleaning of the masonry
- The contractor is to provide a method statement and test areas to agree level of finish
- Chemical cleaning of any areas of graffiti or significant staining/soiling, only as required

WINDOW REPAIRS

- Existing windows to be retained, repaired and made operable and weathertight
- Early ironmongery to be refurbished, and replaced where beyond repair
- All original coloured glass to be retained.
- Safety glass to be incorporated to external windows where possible to meet necessary security/ health and safety requirements. Where this is not possible (e.g. without damaging the frames, or where early/original glass is present), anti-shatter film to be applied to existing glazing.
- Ventilation louvres to be incorporated as indicated on the drawings, subject to tenant fit-out requirements
- Broken panes to be replaced

NEW WINDOWS / INFILLS

Blocked up window openings are to be reinstated where indicated on the drawings with their original windows or where absent new timber sash windows to match existing patterns and profiles.

RAINWATER GOODS

All rainwater pipes to be renewed in new cast iron



1 North Elevation_Existing
1 : 50



2 North Elevation_Proposed
1 : 50

BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING BEFORE WORK COMMENCES:
- THE CDM DESIGN ISSUES REGISTER
- THE BDP RISK SERIES OF DRAWINGS
- THE PROJECT COM RISK REGISTER

NOTES

To be read in conjunction with drawing series:
(04_) Access & Maintenance Strategy Drawings
(09_) Significant Hazards and Risks
(20_) General arrangement and removals drawings
(27_) Roof drawings
(31_) External doors and windows drawings
(32_) Internal doors and windows drawings
(37_) Rooflight drawings
(67) Fire strategy drawings

(78_) Proposed gates drawings
(94) Landscape drawings
and the Architectural Specification 1705-BDP-AD-XX-SP-A-00001
For all window and door repairs refer to 1705-BDP-AD-ZZ-SH-A-30003.

Please refer to first two digits of the drawing number for the drawing series reference.

DRAWING TO BE PRINTED IN COLOUR.

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
T02	Refer to table of amendments.	MD	CD	06/06/25
T01	For Tender	HB	CD	21/04/23

KEYPLAN

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PROJECT TITLE: Dewsbury Arcade
BDP JOB NUMBER: P3001705
DRAWING TITLE: North Elevation
SCALE: As indicated @ A1
DATE FIRST ISSUED: 09/08/21
DRAWING No.: 1705-BDP-AD-XX-EL-A-20001-
REVISION: T02