



**OLD COAL DROPS - WORKS TO EXISTING
SCHEDULE OF REPAIRS/ ALTERATIONS**

Refer to 'Structural Survey Report' by Castree Limited (Structural Engineer).
All repairs to be sensitively undertaken and to match existing (including stonework, coursing pattern and mortar jointing).

- ▨ **RED:** Indicates areas of removal of existing building fabric, and make good where affected.
- ▨ **BLUE:** Indicates areas of existing fabric to be repaired and made good

REMOVAL / DISMANTLING

- D1** - Rear of Bay 3: Rear wall of Bay 3 removed to form the main entrance/ connection to the restaurant and bar.
- D2** - Rear of Bay 1: Small doorway opening formed to connect proposed kitchen to store.
- D3** - Side wall between Bays 5 and 6: Doorway opening formed to create large retail space.
- D4** - Existing toilet block to Signal House: Masonry toilet block removed. Planning precedent established in previous planning approval (ref 2013/0544).
- D5** - Retaining wall adjacent Signal House: Coursed stone retaining wall to southern site boundary, adjacent Signal House, to be removed. New curved retaining wall structure to vehicle access ramp to be built from reused stone where possible, to match existing coursing and mortar jointing. Planning precedent established in previous planning approval (ref 2013/0544).

REPAIR

- R1** - Repointing of stonework: Repointing of Coal Drop arches and wall where required, using suitable lime mortar.
- R2** - Western retaining wall to Bay 1: Areas of western retaining wall require rebuilding due to displacement, with stainless steel dowels to prevent repeat failure. The inner wall of front barrel vault requires rebuilding. The wall of the rear barrel vault requires partial rebuilding. Refer to Structural Survey Report section 4.1.2.
- R3** - Subdividing walls: Heads of inner walls strengthened with new mortar and relaying of some masonry where required. Refer to Structural Survey Report section 4.1.3.
- R4** - Bay 6 Arch/ Buttrressing Pier/ East Wall: Structural repair works required to Bay 6 arch due to vertical displacement; buttrressing pier due to lateral displacement; and east wall due to a large crack present. Options for repair are outlined in the Structural Survey Report section 4.1.4.
- R5** - Coping stones: Masonry and coping stones above arch 6 have cracked, and require rebuilding and repointing, using reused stone where possible. Coursing pattern and mortar jointing to match existing.
- R6** - Adjacent retaining Wall: Existing retaining wall between Coal Drops and Signal House is deformed and failed to a significant height -requiring dismantling and rebuilding, with possible strengthening works required. Refer to Structural Survey Report section 4.2.1.

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 Land at St Mary's Street
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Coal Drops & Signal House
 Works to Existing

A1 Scale	A3 Scale	Date	Drawn By	Revision
1:75	1:150	FEB 25	A X L S	

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PLANNING

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 DO NOT SCALE for manufacture. Verify all dimensions prior to construction