



REPAIR ALL EXISTING METAL WINDOWS (WF16, WF17, WF18, WF19, WF20, WF21, WF22, WF23, WF24, WF25, WF26, WF27, WF28, WS16, WS17, WS18, WS19, WS20, WS21, WS22, WS23, WS24, WS25, WS26, WS27 & WS28) BY RUBBING BACK ANY SURFACE CORROSION AND EXCESSIVE PAINT, PIECING-IN NEW SECTIONS WHERE THE CORROSION HAS COMPROMISED THE STRUCTURAL STABILITY OF THE MATERIAL, AND BRING BACK TO FULL WORKING ORDER, REPLACING ANY CRACKED OR BROKEN PANE WITH LIKE FOR LIKE. THE CHARACTER OF THE GLASS IS AN IMPORTANT CONSIDERATION SO CARE SHOULD BE TAKEN IN SOURCING AN ACCURATE REPLACEMENT.

CAREFULLY REMOVE THE SECURITY SHUTTERS, THEIR BOXES AND ALL GUIDE RAILS TO THE REAR OF 36-38 ELDON STREET SHOPFRONT ALONG WITH THE SIGNAGE AND DISPOSE OF OFF-SITE IN A RESPONSIBLE MANNER, RECYCLING WHEREVER POSSIBLE. TAKE CARE NOT TO DAMAGE THE HISTORIC SHOPFRONT IN THE PROCESS.

CAREFULLY REMOVE THE MODERN SHOPFRONT (INCLUDING DOOR, WINDOWS & SIGNAGE) AND DISPOSE OF OFF-SITE IN A RESPONSIBLE MANNER. REPLACE WITH A NEW 'HISTORICALLY REFERENTIAL' SHOPFRONT TO MATCH THE ADJOINING SHOPFRONT OF NO. 36-38 ELDON STREET IN LINE WITH THE ARCHITECT'S DETAIL AND SPECIFICATION.

THE HISTORIC SHOPFRONT HAS RECENTLY BEEN MISTAKENLY REPLACED BY A MODERN PVC-U SHOPFRONT. CAREFULLY REMOVE THIS MODERN SHOPFRONT (INCLUDING DOOR, WINDOWS & SIGNAGE) AND DISPOSE OF OFF-SITE IN A RESPONSIBLE MANNER. REPLACE WITH A NEW 'HISTORICALLY REFERENTIAL' SHOPFRONT TO MATCH THE ADJOINING SHOPFRONT OF NO. 36-38 ELDON STREET IN LINE WITH THE ARCHITECT'S DETAIL AND SPECIFICATION.

REPLACE THE WHITE PLASTIC HOPPER AND DOWNPIPE WITH A CAST-IRON HOPPER, DOWNPIPE (WITH EARS) AND A SHOE.

REPAIR ALL EXISTING METAL WINDOWS (WF29, WF30, WF31, WF32, WS29, WS30, WS31 & WS32) BY RUBBING BACK ANY SURFACE CORROSION AND EXCESSIVE PAINT, PIECING-IN NEW SECTIONS WHERE THE CORROSION HAS COMPROMISED THE STRUCTURAL STABILITY OF THE MATERIAL, AND BRING BACK TO FULL WORKING ORDER, REPLACING ANY CRACKED OR BROKEN PANE WITH LIKE FOR LIKE. THE CHARACTER OF THE GLASS IS AN IMPORTANT CONSIDERATION SO CARE SHOULD BE TAKEN IN SOURCING AN ACCURATE REPLACEMENT. RUB BACK ANY SURFACE CORROSION TO THE SECURITY GRILLES, PRIME ANY BARE METAL WITH RED OXIDE PRIMER AND RE-DECORATE WITH BLACK LIMESEED OIL OR GLOSS PAINT.

STRIP THE GREEN BITUMEN BASED ROOFING FELT OFF THE LEAN-TO ROOF AND ITS UPSTAND AT THE ABUTMENT (THIS IS NOT CORRECTLY FLASHED INTO THE BRICKWORK AND IS ALLOWING RAINWATER INGRESS BEHIND THE UPSTAND). REPAIR OR REPLACE ANY ROTTEN ELEMENTS OF THE ROOF STRUCTURE (THE CONSERVATION ARCHITECT WILL DRAW UP A REPAIR SCHEDULE FOR THE ROOF ONCE THE ROOF COVERING HAS BEEN STRIPPED) AND RE-FINISH WITH BLUE/GREY NATURAL SLATE AND A TERNE COATED STEEL FLASHING ALONG THE RIDGE.

INTRODUCE A TERNE COATED STEEL FLASHING ALONG ALL PARAPETS AND PEDIMENTS.

REMOVE THE CONCRETE PAN TILES. REPAIR OR REPLACE ANY ROTTEN ELEMENTS OF THE ROOF STRUCTURE (THE CONSERVATION ARCHITECT WILL DRAW UP A REPAIR SCHEDULE FOR THE ROOF ONCE THE PAN TILES HAVE BEEN STRIPPED) AND RE-FINISH WITH BLUE/GREY NATURAL SLATE AND BLUE-TERRACOTTA RIDGE-TILES BEDDED ON LIME MORTAR.

REPLACE THE ROTTEN TIMBER GUTTER WITH A BLACK PAINTED CAST IRON MOULDED GUTTER, HOPPER AND DOWNPIPE (WITH EARS) AND AN ANTI-SPLASH SHOE.

REPAIR EXISTING TIMBER WINDOWS (WS33 & WS34) BY CUTTING BACK ANY ROT TO SOUND TIMBER AND SPLICING IN NEW SECTIONS (PAYING PARTICULAR ATTENTION TO LOWER RAILS AND CILLS), RUB BACK ANY EXCESSIVE PAINT AND BRING THE OPENING CASEMENTS AND SASHES BACK TO FULL WORKING ORDER, REPLACING ANY MISSING CORDS AND CRACKED OR BROKEN PANE WITH LIKE FOR LIKE. THE CHARACTER OF THE GLASS IS AN IMPORTANT CONSIDERATION SO CARE SHOULD BE TAKEN IN SOURCING AN ACCURATE REPLACEMENT. RUB BACK ANY SURFACE CORROSION TO THE SECURITY GRILLES, PRIME ANY BARE METAL WITH RED OXIDE PRIMER AND RE-DECORATE WITH BLACK LIMESEED OIL OR GLOSS PAINT.

CAREFULLY REMOVE THE BLACK PLASTIC MASONRY PAINT (SHOWN HATCHED) FROM THE BRICKWORK USING A DOFF STEAM-BASED SYSTEM TO ALLOW THE BRICKWORK TO NATURALLY EVAPORATE MOISTURE AND RE-POINT USING A HOT MIXED QUICKLIME MORTAR.

REPAIR THE DISLODGED BRICKS FORMING THE LINTEL TO WS33.

REPAIR THE CAST-IRON HOPPER AND DOWNPIPE (THIS HAS BEEN LEAKING FOR A SUBSTANTIAL TIME SO THE CORROSION IS LIKELY TO BE SEVERE IN PLACES). REPLACE ANY ELEMENTS OR SECTIONS BEYOND PRACTICAL REPAIR WITH LIKE FOR LIKE (BLACK PAINTED CAST IRON HOPPER, DOWNPIPE (WITH EARS) AND AN ANTI-SPLASH SHOE).

STRIP THE BITUMEN BASED ROOFING FELT OFF THE FLAT ROOF (THIS ROOF IS COVERED WITH A CARPET OF MOSS INDICATING LONG-TERM PONDING) AND REPAIR OR REPLACE ANY ROTTEN ELEMENTS OF THE SUBSTRATE (THE CONSERVATION ARCHITECT WILL DRAW UP A REPAIR SCHEDULE FOR THE ROOF ONCE THE ROOF COVERING HAS BEEN STRIPPED). INTRODUCE TAPERED FLAT ROOF INSULATION LAID TO FALL TOWARDS THE ARCADE AND FINISH WITH BLUE/GREY SINGLE PLY MEMBRANE (TO MATCH THE ADJOINING NATURAL SLATE).

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