



CAREFULLY REMOVE ALL PLASTIC MASONRY PAINT (SHOWN HATCHED) FROM THE FAIENCE FACADE (FIRST AND SECOND FLOORS) OF NO. 32 ELDON STREET USING A DOFF STEAM-BASED SYSTEM TO ALLOW THE FAIENCE TO BE FULLY INSPECTED. ALLOW AT TENDER STAGE TO REPAIR THE FAIENCE IN LINE WITH THE METHODS DESCRIBED IN THE SCHEDULE OF WORKS.

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

CAREFULLY REMOVE ALL PLASTIC MASONRY PAINT (SHOWN HATCHED) FROM THE COURSED SANDSTONE FACADE (FIRST AND SECOND FLOORS) OF NO. 34 ELDON STREET USING A DOFF STEAM-BASED SYSTEM TO ALLOW THE FAIENCE TO BE FULLY INSPECTED. ALLOW AT TENDER STAGE TO REPAIR THE FAIENCE IN LINE WITH THE METHODS DESCRIBED IN THE SCHEDULE OF WORKS.

CAREFULLY REMOVE ALL PLASTIC MASONRY PAINT (SHOWN HATCHED) FROM THE FAIENCE FACADE (FIRST AND SECOND FLOORS) OF NO'S 36 & 38 ELDON STREET USING A DOFF STEAM-BASED SYSTEM TO ALLOW THE FAIENCE TO BE FULLY INSPECTED. ALLOW AT TENDER STAGE TO REPAIR THE FAIENCE IN LINE WITH THE METHODS DESCRIBED IN THE SCHEDULE OF WORKS.

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

REPAIR ALL EXISTING TIMBER WINDOWS (WF01, WF02, WF03, WF04, WF05, WF06, WF07, WF08, WS01, WS02, WS03, WS04, WS05, WS06, WS07 & WS08) BY CUTTING BACK ANY ROT TO SOUND TIMBER AND SPICING 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 PANEES WITH LIKE FOR LIKE. THE CHARACTER OF THE GLASS IS AN IMPORTANT CONSIDERATION SO CARE SHOULD BE TAKEN IN SOURCING AN ACCURATE REPLACEMENT.

ONCE THE PAINT HAS BEEN REMOVED, INSPECT THE PLINTH BELOW THE SECOND FLOOR WINDOWS AND THE ARCHED PEDIMENT, WHERE THE HARRAL LETTERING AND SWAGS HAVE BEEN GROUND FLUSH, TO ASSESS THE DAMAGE.

THERE IS DAMAGE ALONG THE STRING COURSE ABOVE THE FIRST FLOOR WINDOWS. REPAIR AS DESCRIBED IN THE SCHEDULE OF WORKS.

CAREFULLY REMOVE THE MODERN METAL SIGNAGE PANELS TO THE NO. 32 & 34 SHOPFRONTS WHICH ARE OBSCURING THE ORIGINAL BLACK MARBLE SIGNAGE ZONE TAKING CARE NOT TO DAMAGE THE HISTORIC FABRIC IN THE PROCESS. REPAIR/REPLACE ANY DAMAGED MARBLE USING LIKE FOR LIKE. THE CHARACTER OF THE MARBLE IS AN IMPORTANT CONSIDERATION SO CARE SHOULD BE TAKEN IN SOURCING AN ACCURATE REPLACEMENT.

REPAIR THE 4 NO. 1950s AWNINGS TO THE NO. 32 SHOPFRONT AND THE 2 NO. AWNINGS TO THE NO. 34 SHOPFRONT REPLACING THE DEGRADED AWNING FABRIC WITH BLACK, REPLACING ANY ROT TO THE BACK BOXES, RETAINING AND REPAIRING ANY DEFLECTION IN THE BRONZE RIBBED FASCIAS AND REPAIR/REPLACE THE BI-FOLD ARMS BRINGING THEM BACK TO FULL OPERATION.

THERE IS SOME DEFLECTION IN THE SHOPFRONT IN THE AREA IDENTIFIED BY THE CLOUD WHICH HAS BEEN INSPECTED BY A STRUCTURAL ENGINEER WHO HAS PROPOSED SOME STRENGTHENING REPAIRS. PLEASE REFER TO THE BLACKETT-ORD CONSERVATION ENGINEERING REPORT.

ONCE THE PAINT HAS BEEN REMOVED, INSPECT THE TWO VERTICAL CRACKS ABOVE THE SMALL BAY WINDOW AND REPAIR/REPLACE THE ASSOCIATED FAIENCE BLOCKS ACCORDINGLY.

CAREFULLY REMOVE ALL PLASTIC MASONRY PAINT FROM THE FAIENCE FACADE (FIRST AND SECOND FLOORS) OF NO 38 ELDON STREET USING A DOFF STEAM-BASED SYSTEM

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

CAREFULLY REMOVE THE MODERN DOOR AND SIDE LIGHTS FROM THE NO. 38 ENTRANCE TO THE UPPER FLOORS AND DISPOSE OF OFF-SITE IN A RESPONSIBLE MANNER.

2nd FLOOR LEVEL

1st FLOOR LEVEL

GR FLOOR LEVEL

REPAIR ALL EXISTING METAL WINDOWS (WF09, WF10, WF11, WF12, WF13, WS09, WS10, WS11, WS12 & WS13) 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 PANEES 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 SIGNAGE WHICH IS OBSCURING THE ORIGINAL SIGNAGE ZONE TAKING CARE NOT TO DAMAGE THE HISTORIC FABRIC IN THE PROCESS. REMOVE ANY MASONRY PAINT BENEATH USING A DOFF STEAM-BASED SYSTEM

CAREFULLY REMOVE THE MODERN SHOPFRONT (WINDOWS, DOORS, PILASTERS AND STALL RISERS) AND DISPOSE OF OFF-SITE IN A RESPONSIBLE MANNER.

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client	SIMON SANGHA	date	APRIL 2022	scale	1:50 @ A1
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