

1 Proposed South East Elevation
1 : 100



2 Proposed West Elevation
1 : 100

1m 5m

©
DO NOT SCALE. Use figured dimensions only. Contractor is to check all dimensions before commencement of works. This drawing is copyright. This data to be used as x-ref file only - not as live data. This drawing must only be used for the purpose for which it is supplied.

NOTES:

Repairs and reinstatement works to elevation:

All brickwork to be repointed in lime mortar (colour to be approved prior to works) and conservation clean (super heated steam clean Doff or similar). Some limited repalcement of individual damaged bricks (brick to be approved prior to works taking place).

All stonework around windows, detailing bands and parapet to be cleaned and repaired as required. Lime mortar stone mix repairs to stone where minor sections/edges have been lost. Some limited replacement may be required to be reviewed by specialist contractor and approved prior to works taking place.

All vegetation to be removed and stonework/brickwork cleaned as required.

Conservation poultice to remove graffiti.

Conservation clean (super heated steam clean Doff or similar) to remove algal and salt deposition. Removal of modern paintwork to the historic architrave, stonework and brickwork to Turner Street and Edgehill Street, but specialist contractor.

Historic rainwater goods to be repaired where possible, or replaced with cast iron style where missing/damaged.

Removal of cement banding at high level covering former cornice, and making good.

Overhaul, redecoration and reglazing of orginal sash windows to rear.
Easing, adjustment and redecoration of repalcement sash windows to front.

Helifix or similar stainless steel pin repairs to minor structural cracking.

All redundant signage and wiring to be removed. Insensitive alarms, lights, CCTV, signs etc. which is fixed to elevation and still in use to be removed or relocated to more appropriate location.

Any historic fabric discovered behind existing roller shutters to be retained and incorporated into scheme.

Repairs to historic shop front cornice and banding, with traditional signage reinstated.

Removal of pavement level upstand granite tiling, and repairs/reinstatement of historic timber stallrisers.

All works to be carried out by specialist contractor.

Revision Number	Date	Description of Revision	Chkd	Appr
B	06/12/2023	Updated following planner comments	MD	RH
A	23/11/2023	Updated following planner comments	MD	RH

SEED Architects.
Experience | Design Ethos | Passion
Parsonage Chambers, 3 Parsoange, Manchester M3 2HW - 0161 832 5750

status
Planning

job title
70 High Street

Location

drawing title
Proposed Side Elevations

author: Designer	date: 05/10/2023	
checker: Checker	date: 05/10/2023	
scale: As indicated		paper size: A1

Project no.	Type	Seed drawing no.	Rev.
3293		A203	B