

Fitzgeralds Craft Bakery - HPK/2022/0321 – Discharge of Condition 5:

“5. Prior to the removal of any console caps and any rainwater goods, a schedule of works detailing their replacement or repair, including materials, size, location, method of fixings and colour shall be submitted to and approved by the Local Planning Authority. Thereafter all repair/replacement works shall be carried out strictly in accordance with the approved schedule of works.

Reason: To enhance the architectural and historical integrity of the listed building and sustain the character and appearance of the conservation area in accordance with Policies EQ6 and EQ7 of the High Peak Local Plan 2016 and the National Planning Policy Framework.”

To be read in conjunction with Bench Architects Drawings:

- 22226_P-002 - Proposed-170 Rev A
- 22226_P-002 - Proposed-171 Rev A

Console Caps:

Material: Peak Moor Gritstone

Size: Refer to drawing extract below.

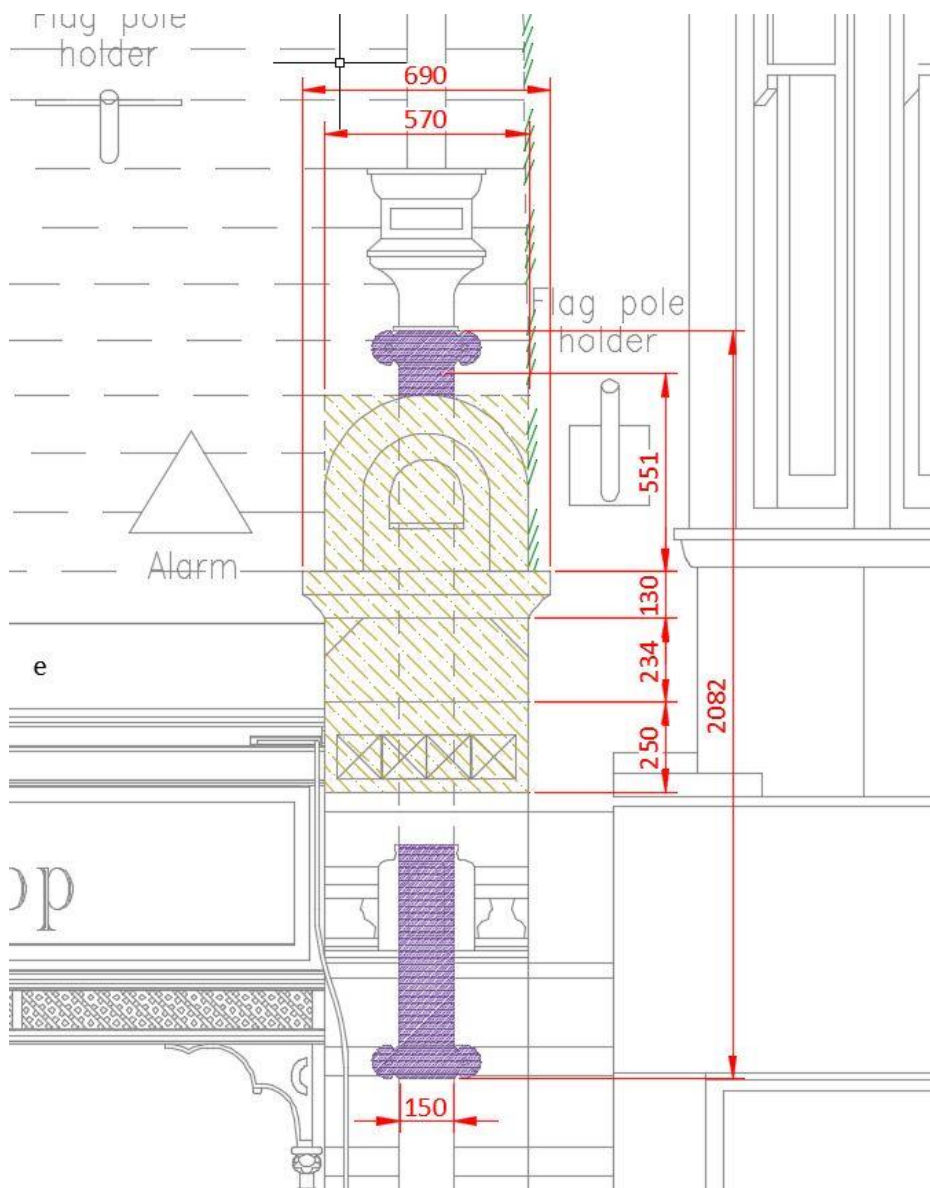
Location: See drawing P-170 Revision A.

Method of fixing: built into the wall with hot-mix lime grouting and pointing.

Colour: Buff to match the existing.

Dimensions as follows:

Note that the bed depth will be confirmed once stone units are removed from the wall. All dimensions are subject to site emasure.



Rainwater Goods:

Existing downpipes to be taken down and redecorated in RAL 7021-Black Grey before being reinstalled. The new section of downpipe (through the console cap) will be made to suit the sectional profile of the downpipes (Rectangular 6" x 5" cast iron pipework with ears). Details/ method statement as follows:

Tikkurilla Paint Spec:

Primer: TEMABOND ST200 - Dry film thickness: @ 100 microns d.f.t. Intermediate coat: x 2 TEMACOAT RM40 - Dry film thickness: @ 200 microns d.f.t.

Shop top coat: TEMADUR 50 - Dry film thickness: @ 40 microns d.f.t.

1. Standard: To BS 460
2. Manufacturer: Hargreaves Foundry, <http://www.hargreavesfoundry.co.uk>, tel. 01422 330 607.
2. Product reference: **PREMIER EXTRA (or premier coastal)** - in RAL 7021 'Black Grey'.
3. Type: With projecting ears - 2no circa 2100mm length.
4. Nominal size: Rwps - [6" x 5"] 150 x 125mm . **TBC**
5. Finish as supplied: Factory applied polymer alloy thermoplastic coating.
- 5.1. Making good finish: The contractor is to inspect all pipework immediately upon completion, and touch up any areas where damage has occurred to the coating.
6. Fixings: Each eared bracket is to be fixed using 2 no. stainless steel pipe screws, min. 8mm x 75mm, fixed into pre-drilled holes using suitable wall plugs. Fit a cast iron spacer plate at every eared bracket position. Pipe screw heads are to be site painted to match the colour of the pipework, using suitable metal paint.
7. Joints: Lead wedged, 3 no. wedges at every spigot and socket joint
8. Accessories: All accessories are to be from the Hargreaves range, to the same specification as the pipework.
- 8.1. Recessed pipework : Note - the rainwater pipes are routed through the pilaster cappings connecting into a rectangular recessed sheet metal (lead) rainwater pipe at ground level. Allow for additional concealed fixings.
- 8.2. Access plates: Provide an access plate to the cast-iron rectangular pipe work, levelled with the ashlar acanthus corbels.
- 8.3. Existing ornamental ear-bands: Allow for the repair or renewal of the 4no existing ornamental ear-bands to the metal rainwater pipe at ground level.