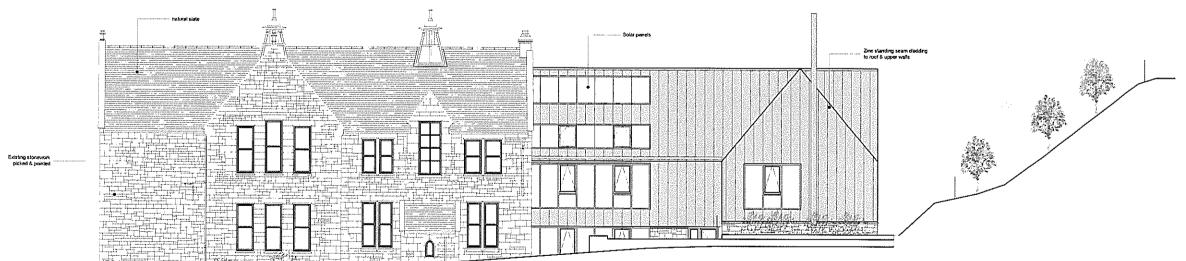
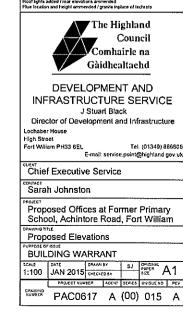
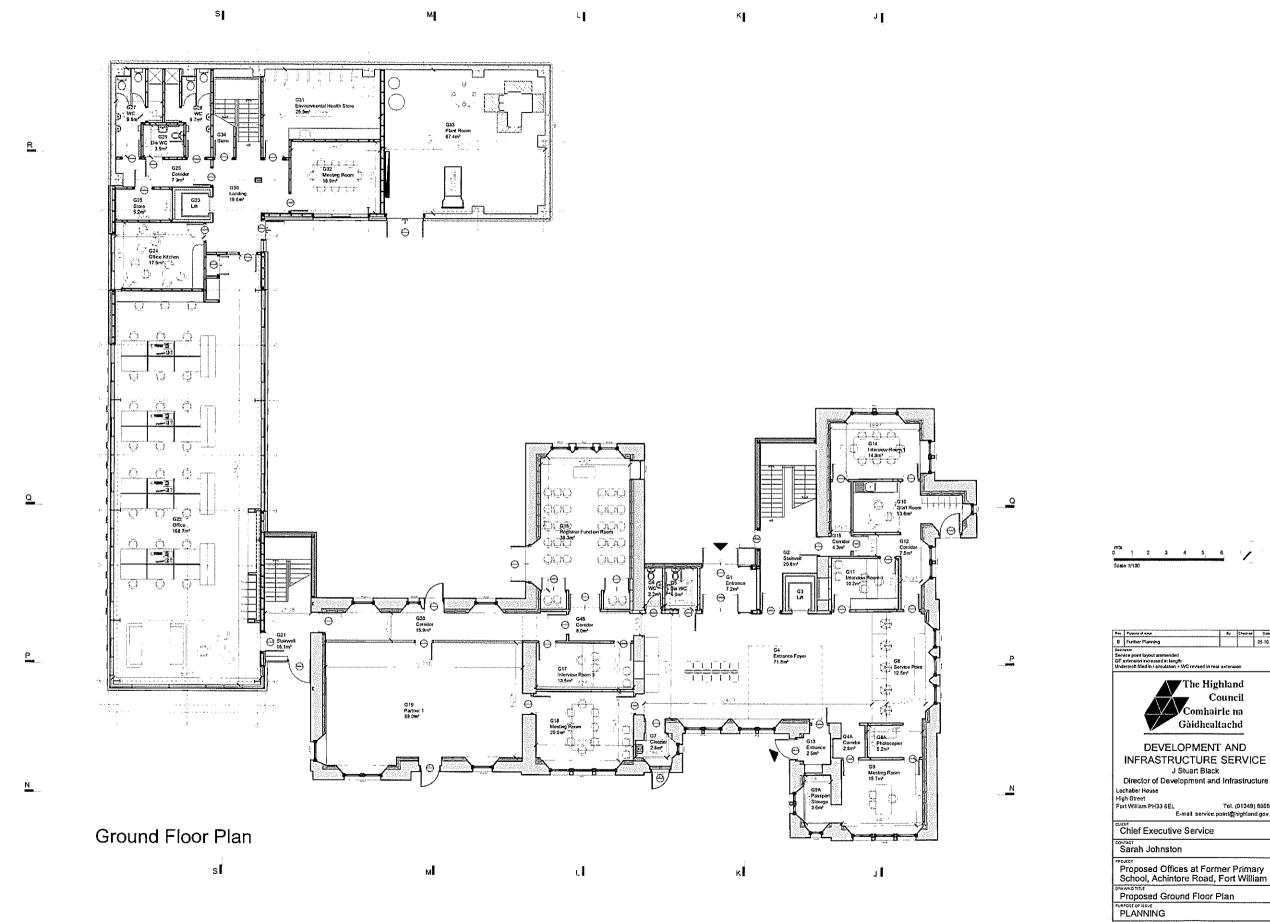


IMPORTANT......THIS DRAWING HAS BEEN PRODUCED ON CAD AND MUST NOT BE MODIFIED MANUALLY



South West Elevation





0 1 2 3 4 5 6

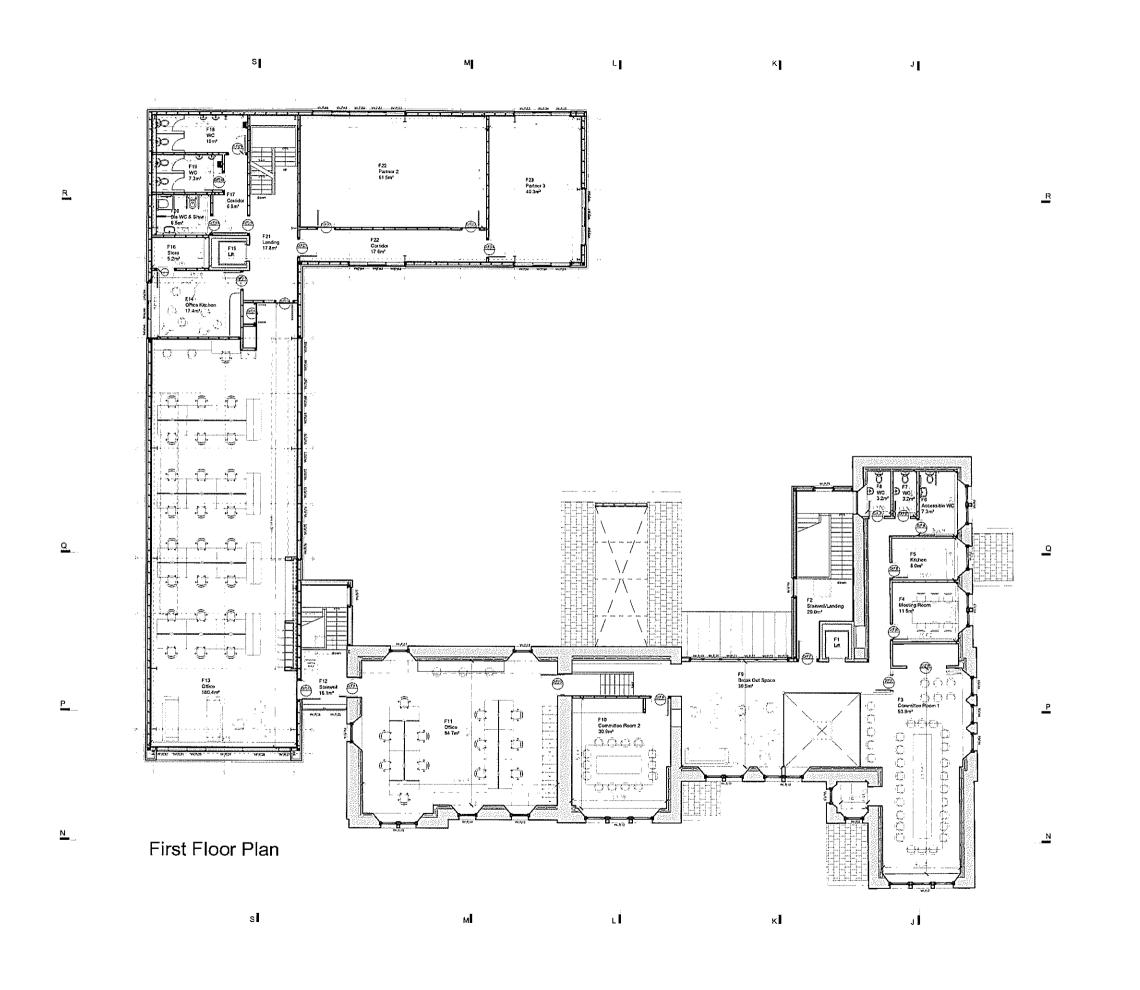


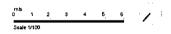
DEVELOPMENT AND INFRASTRUCTURE SERVICE

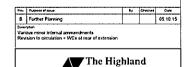
J Stuart Black

Director of Development and Infras

Chief Executive Service









# DEVELOPMENT AND INFRASTRUCTURE SERVICE J Stuart Black

Director of Development and Infra Lochaber House High Street Fort William PH33 6EL

Chief Executive Service

Sarah Johnston

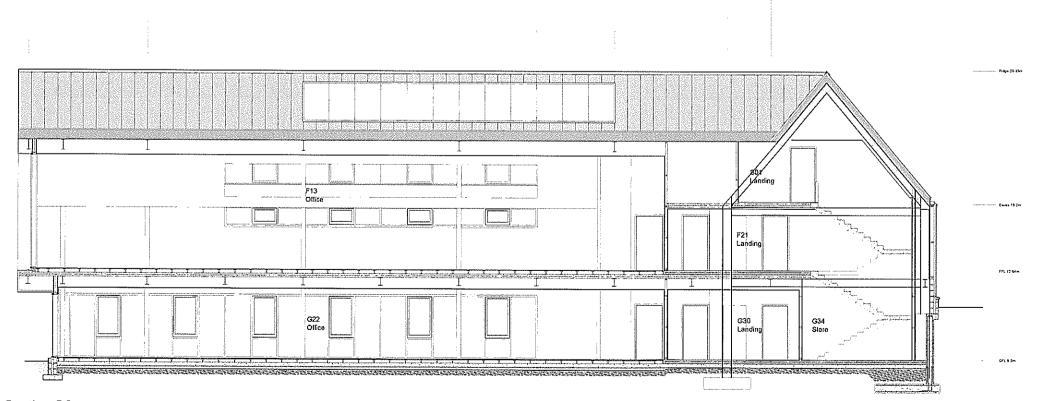
Proposed Offices at Former Primary School, Achintore Road, Fort William

Proposed First Floor Plan
Pumpose of Issue
PLANNING

SCALE 1:100 DATE 1:100 JAN 2015 CHECKED BY SERIES UNIQUE NO REV

PACO617 A (00) 013 B

Section MM

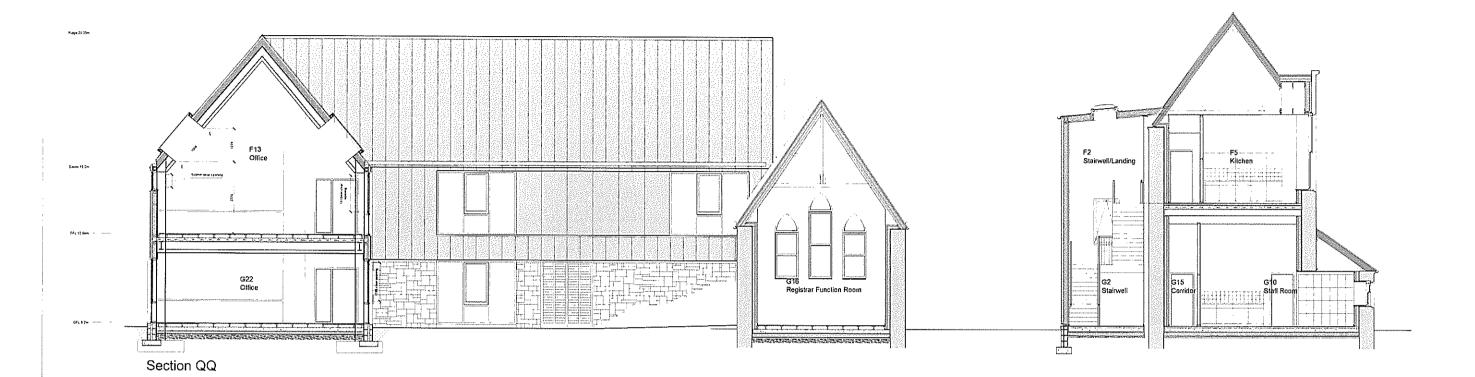


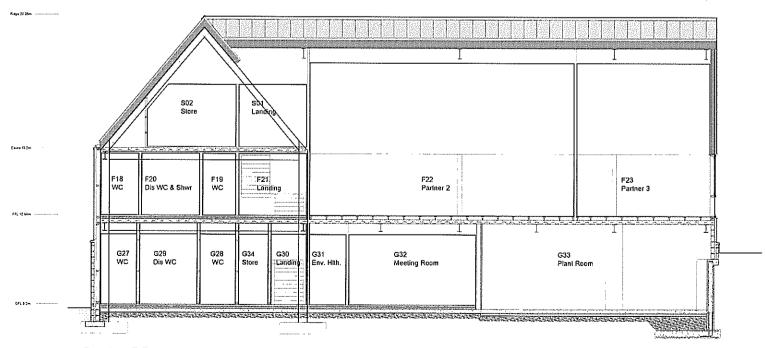
Section SS





| School, Achintore Roa                  |
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| ************************************** |
| Sections MM & SS                       |
| 2 84 . 2 4 · · · £                     |





Section RR

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DEVELOPMENT AND
INFRASTRUCTURE SERVICE
J Stuart Black
Director of Development and Infrastructure

Director of Development and InfrastructorAber House
High Street

E-mail. service port@hig Chief Executive Service

Sarah Johnston

Proposed Offices at Former Primary School, Achintore Road, Fort William

Sections QQ & RR

Areas of contour scaling and other erosion to be defrassed as C41/455 to allow detailed inspection and redressed as clause C41/458, prior to repointing

Squared granite blocks as C41/238 to match original size and texture. These are to be indented either where they have been removed to allow needles to be inserted above openings or are otherwise missing

O Indicates where walls have been drilled to attach steelwork strengtheners or secure the wall to the shoring. Where this occurs in rubblework it is assumed that the resulting hole can be pinned and sneck harled over as clause C41/835. Where this occurs in coursed granite, assume that it may be necessary to indent a new block as C41/336 or plugged as C41/692

New sandstone dressings of various types as C41/237 to match original profile and texture

Indicates either open joints which provisionally require to be pointed as C41/610 or cracking caused by historic movement or recent cracking caused by shoring and other work undertaken when the roof was removed which is to be provisionally repaired as C41/621. All movement/cracks to be inspected by the structural engineer to make the final decision.

Indicates cracking in dressed sandstone elements, often as a result of rusting ferrous
 fixings in mullions etc. Resin inject and or pin cracks to engineers details following survey. For pricing refer to C41/621. Where necessary, elements are to be dismantled to remove and replace fixings

Indicates zones within which existing coursed granite basecourse and or dressed sandstone elements may have been damaged by concrete kentledge bases to facade shoring. It is not know whether concrete was cast directly against masonry or against a DPC material. Assume that there may be an element of damage.

Indicates where dressed sandstone elements, particularly skew copes, skewputts, quoins etc have been disturbed by water ingress, rusting etc. Wherever dressings have been disturbed, they are to be reset. as C41/315 or clause specific to location

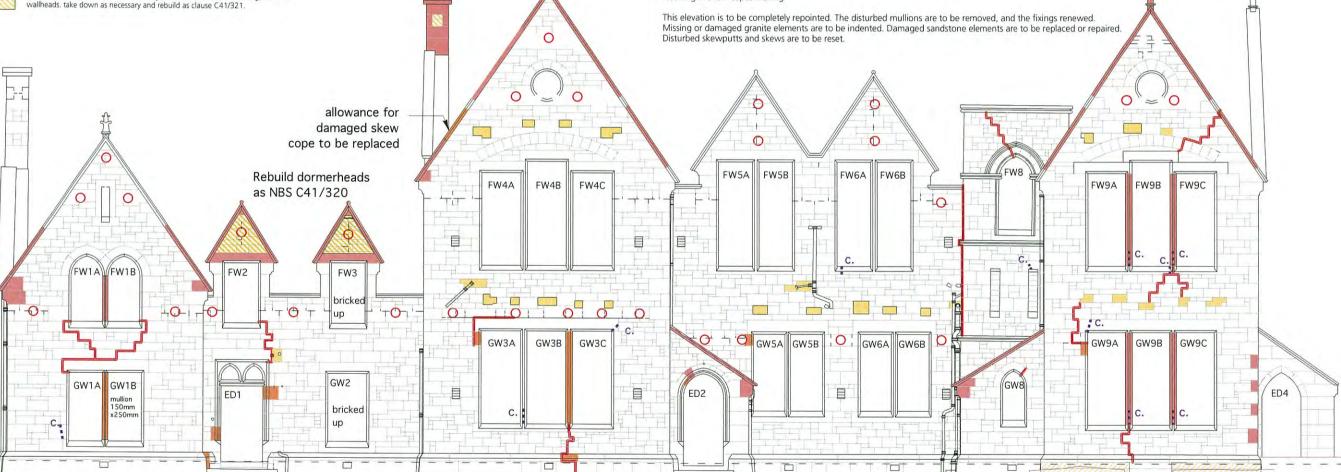
Indicates the equivalent areas of existing disturbed rubblework walling, often at wallheads. take down as necessary and rebuild as clause C41/321.

# ELEVATION NOTES- TWO STOREY SCHOOL:

The front facade of the school comprises coursed granite walling with sandstone dressings to openings, relieving arches, stringcourses, quoins, skew putts and skew copes. The majority of the surviving pointing appears to be cement based over a soft lime building mortar.

The facade has been shored and retained when the roof was removed by drilling the granitework. In addition, timber lintels have been replaced, involving cutting out granite blocks in order to insert needles. Some of the cracking may relate to these operations.

There has been rust jacking of the ferrous fixings resulting in cracking of mullions and movement of skewputts, resulting in skew copes moving.



### **ELEVATION NOTES - FORMER HEADMASTERS HOUSE:**

This one and a half storey facade comprises coursed granite walling dressings to openings, stringcourses, quoins, skew putts and skew copes. The majority of the surviving pointing appears to be cement based over a soft lime building mortar

The facade has been shored and retained when the roof was removed by drilling the granitework. Some of the cracking may relate to these operations, the two gable heads over

The loss of the mullion on window GW1 which is now propped seems to be responsible for the cracking above.

Cracks on

both sides

of chimney.

Rebuild as

1

NBS C41/322

This elevation is to be completely repointed. The missing mullions is to be replaced. Missing or damaged granite elements are to be indented. Damaged sandstone elements are to be replaced or repaired. Disturbed skewputts and skews are to be reset. The two gable dormer heads are to be taken down and rebuilt.

LDN Architects

29 St Leonards Road, Forres IV36 T 01309 673221 F 01309 676397

Job Title:

FORT WILLIAM OFFICE RATIONALISATION OLD ACHINTORE SCHOOL PAC0617

Drawing Title:

NORTH WEST ELEVATION

Drawing Status:

Billing

Drawing No:

F1542 L(21)01

Scale: Date: Drawn: 1:100 @ A3 07.09.15 IF

Reviewed:

Revisions:

North West Elevation 1:100@A3

Areas of contour scaling and other erosion to be defrassed as C41/455 to allow detailed inspection and redressed as clause C41/458, prior to repointing

Squared granite blocks as C41/238 to match original size and texture. These are to be indented either where they have been removed to allow needles to be inserted above openings or are otherwise missing

Indicates where walls have been drilled to attach steelwork strengtheners or secure the wall to the shoring. Where this occurs in rubblework it is assumed that the resulting hole can be pinned and sneck harled over as clause C41/835. Where this occurs in coursed granite, assume that it may be necessary to indent a new block as C41/336 or plugged as C41/692

New sandstone dressings of various types as C41/237 to match original profile and texture

Indicates either open joints which provisionally require to be pointed as C41/610 or cracking caused by historic movement or recent cracking caused by shoring and other work undertaken when the roof was removed which is to be provisionally repaired as C41/621. All movement/cracks to be inspected by the structural engineer to make the final decision.

 Indicates cracking in dressed sandstone elements, often as a result of rusting ferrous fixings in mullions etc. Resin inject and or pin cracks to engineers details following survey. For pricing refer to C41/621. Where necessary, elements are to be dismantled to remove and replace fixing.

Indicates zones within which existing coursed granite basecourse and or dressed sandstone elements may have been damaged by concrete kentledge bases to facade shoring. It is not know whether concrete was cast directly against masonry or against a DPC material. Assume that there may be an element of damage.

Indicates where dressed sandstone elements, particularly skew copes, skewputts, quoins etc have been disturbed by water ingress, rusting etc. Wherever dressings have been disturbed, they are to be reset. as C41/315 or clause specific to location

Indicates the equivalent areas of existing disturbed rubblework walling, often at wallheads. take down as necessary and rebuild as clause C41/321.

Reset quoins

as NBS C41/315

#### ELEVATION NOTES - TWO STOREY SCHOOL:

The side elevation of the school comprises coursed granite walling with sandstone dressings to openings, stringcourse and wallhead courses, quoins, skew putts and skew copes. The majority of the surviving pointing appears to be cement based over a soft lime building mortar

The facade has been shored and retained when the roof was removed by drilling the granitework. Some of the cracking may relate to these operations. In addition the shoring is built off concrete kentledge and this may have resulted in damage to the stonework plinth course

There has been water ingress and damage the ferrous fixings resulting movement of skewputts, and skew copes. The gablehead to window FW12 has been lost and requires to be replaced.

This elevation is to be completely repointed. The disturbed mullions are to be removed, and the fixings renewed. Missing or damaged granite elements are to be indented. Damaged sandstone elements are to be replaced or repaired. Disturbed skewputts and skews are to be reset. Allowance should be made for replacing dressings around window GW13 where the surface of teh sandstone is friable.

# LDN Architects

29 51 Leonards Road, Forres IV3 T 01309 673221 F 01309 676397

Job Title:

FORT WILLIAM OFFICE RATIONALISATION OLD ACHINTORE SCHOOL PAC0617

Drawing Title:

### SOUTH WEST ELEVATION

Drawing Status:

# Billing

Drawing No:

# F1542 L(21)02

Scale: Date: Drawn: 1:100 @ A3 07.09.15 IF

Revisions:

Reset skews as NBS C41/323 Wall type E2- see section QQ Drawing PAC0617 A(00)027 Recreate external appearance f dormer head as NBS C41/345 FW12 FW10A FW10B FW100 0 0 0 0 FW11A FW11B FW13A FW13B failed linte has led to cracking 0 0 0 0 GW10A GW10B GW10C GW11A GW11B GW13A GW13B opening beyond now bricked up GW12 new shaped piece

around pipe as NBS C41/237

surface of sandstone damaged by fixings around this opening. Allow for replacement stones but subject to scaffold survey as NBS C41/324

Keystone has moved. Take off wallhead course in order to reset masonry as NBS C41/315

Zone where water

ingressto flue may

require grouting

as NBS C41/700

Areas of contour scaling and other erosion to be defrassed as C41/455 to allow detailed inspection and redressed as clause C41/458, prior to repointing

Squared granite blocks as C41/238 to match original size and texture. These are to be indented either where they have been removed to allow needles to be inserted above openings or are otherwise missing

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New sandstone dressings of various types as C41/237 to match original profile and texture

Indicates either open joints which provisionally require to be pointed as C41/610 or cracking caused by historic movement or recent cracking caused by shoring and other work undertaken when the roof was removed which is to be provisionally repaired as C41/621. All movement/cracks to be inspected by the structural engineer to make the final decision.

Indicates cracking in dressed sandstone elements, often as a result of rusting ferrous fixings in mullions etc. Resin inject and or pin cracks to engineers details following survey. For pricing refer to C41/621. Where necessary, elements are to be dismantled to remove and replace fixings

Indicates zones within which existing coursed granite basecourse and or dressed sandstone elements may have been damaged by concrete kentledge bases to facade shoring. It is not know whether concrete was cast directly against masonry or against a DPC material. Assume that there may be an element of damage.

Indicates where dressed sandstone elements, particularly skew copes, skewputts, quoins etc have been disturbed by water ingress, rusting etc. Wherever dressings have been disturbed, they are to be reset. as C41/315 or clause specific to location

Indicates the equivalent areas of existing disturbed rubblework walling, often at wallheads, take down as necessary and rebuild as clause C41/321.

0

0

GW14B

GW14A

ELEVATION NOTES - SOUTH WEST GABLE OF TWO STOREY SCHOOL:

This gable elevation of the school comprises semi coursed granite walling with sandstone quoins, skew putts, skew copes and chimney The majority of the surviving pointing is lime based.

The facade has been shored and retained when the roof was removed by drilling the granitework. Some of the cracking may relate to these operations. In addition the shoring is built off concrete kentledge and this may have resulted in damage to the stonework plinth course.

There has been water ingress at the chimneyhead and was out of the wall core is suspected on the line of the flue to the corner fireplace.

This elevation is to be completely sneck harled. Damaged granite elements are to be indented. Missing sandstone elements are to be replaced. Disturbed skews are to be reset.

to new wall make up.

cope as NBS C41/237

For form and construction in this location

Break out lintel and sill stubs

and remove cement render

from existing stonework.
Allow for new Quoin stones

as NBS C41/2374

see drawing PAC0617 A(00)024

Section KK

- Allow for renewing one length of sandstone moulded skew

0

F

ELEVATION NOTES - SOUTH EAST GABLE OF ONE STOREY SCHOOL:

This gable elevation of the school comprises semi coursed local rubble walling with sandstone quoins, skew putts, skew copes and chimney. The majority of the surviving pointing is lime based.

The facade has been shored and retained when the roof was removed by drilling the granitework.

This elevation is to be completely sneck harled. Damaged granite elements are to be indented. Missing sandstone elements are to be replaced. Disturbed skews are to be reset.

LDN Architects

29 St Leonards Road, Forres IV36 1Et T 01309 673221 F 01309 676397

Job Title:

FORT WILLIAM OFFICE RATIONALISATION OLD ACHINTORE SCHOOL PAC0617

Drawing Title:

SOUTH EAST ELEVATION

Drawing Status:

Billing

Drawing No:

F1542 L(21)03

Scale: Date: Drawn: Reviewed 1:100 @ A3 07.09.15 IF

Revisions:

For form and construction of this rebuilt gable - wall type E2 see drawing PAC0617 A(00)0-- Section LL

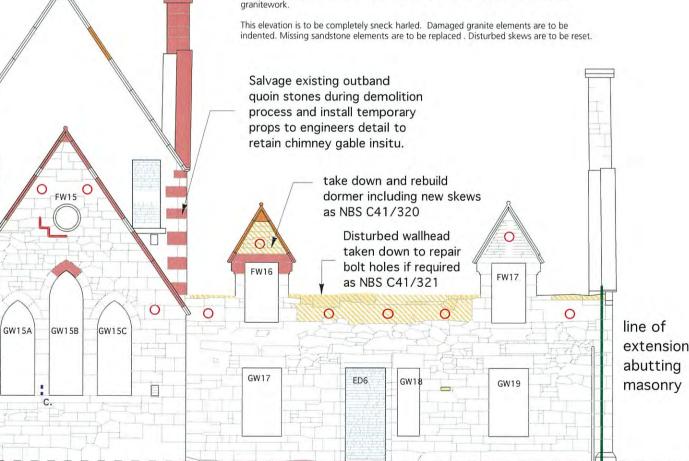
- Salvage existing skew in 13 parts when demolishing brick gable and set aside for reuse as capping

ELEVATION NOTES - REAR ELKEVATION OF ONE AND A HALF STOREY FORMER HEADMASTERS HOUSE:

This elevation of the school comprises semi coursed local rubble walling with sandstone quoins, window dressings, and dormer gablehead features. The majority of the surviving pointing is lime based

The facade has been shored and retained when the roof was removed by drilling the granitework.

This elevation is to be completely sneck harled. Damaged granite elements are to be indented. Missing sandstone elements are to be replaced. Disturbed skews are to be reset.



Missing sandstone quoins reinstated as NBS C41/237

indent roll detail as C41/237

replacement quoin as NBS C41/237

Areas of contour scaling and other erosion to be defrassed as C41/455 to allow detailed inspection and redressed as clause C41/458, prior to

Squared granite blocks as C41/238 to match original size and texture. These are to be indented either where they have been removed to allow needles to be inserted above openings or are otherwise missing

Indicates where walls have been drilled to attach steelwork strengtheners or secure the wall to the shoring. Where this occurs in rubblework it is assumed that the resulting hole can be pinned and sneck harled over as clause C41/835. Where this occurs in coursed granite, assume that it may be necessary to inden a new block as C41/336 or plugged as C41/692

New sandstone dressings of various types as C41/237 to match original profile and texture

Indicates either open joints which provisionally require to be pointed as C41/610 or cracking caused by historic movement or recent cracking caused by shoring and other work undertaken when the roof was removed which is to be provisionally repaired as C41/621. All movement/cracks to be inspected by the structural engineer to make the final decision.

Indicates cracking in dressed sandstone elements, often as a result of rusting ferrous fixings in mullions etc. Resin inject and or pin cracks to engineers details following survey. For pricing refer to C41/621. Where necessary, elements are to be dismantled to remove and replace fixings

Indicates zones within which existing coursed granite basecourse and or dressed sandstone elements may have been damaged by concrete kentledge bases to facade shoring. It is not know whether concrete was cast directly against masonry or against a DPC material. Assume that there may be an element of damage.

Indicates where dressed sandstone elements, particularly skew copes, skewputts, quoins etc have been disturbed by water ingress, rusting etc. Wherever dressings have been disturbed, they are to be reset, as C41/315 or clause specific to location

ndicates the equivalent areas of existing disturbed rubblework walling, often at wallheads, take down as necessary and rebuild as clause C41/321.

ELEVATION NOTES - GABLE ELEVATION OF TWO STOREY SCHOOL

This elevation of the school comprises semi coursed granite walling with sandstone quoins,

granitework. There is cracking visible on both sides of the chimney and this extends downwards following the flues until it becomes invisible behind the polythene protection. This crack appears to pass through some stones themselves rather than following the joints.

This elevation is to be completely sneck harled where exposed. Damaged granite elements can be replaced by rubble. Missing sandstone elements are to be replaced. Disturbed skews are to be reset. Allowance should be made for rebuilding the chimney.

Crack continues down chimney gable to GL. Assume that water ingress will have caused wash out of core material and wall willvrequire grouting

> gable taken down once skews salvaged

Rendered brickwork

FF

1.1

TOT

approximate

this zone will

finishes

line of extension.

be internal behind

masonry within

Skews to be taken off and reset as NBS C41/323

GW16A GW16B

surviving sneck harl finish made good

Renew missing gablehead as NBS C41/345

wallhead secured

with RSJ

has lost the dormerhead and mullion to window GW16. One sill unit

Fill joist pockets from

Fill pockets where lean to

The facade has been shored and retained when the roof was removed by drilling the

Allowance for taking down and rebuilding cracked chimney stack as NBS C41/322

FW18

second skew cope

0

+1101

GW20

LDN Architects

Job Title:

FORT WILLIAM OFFICE **RATIONALISATION OLD ACHINTORE SCHOOL** PAC0617

Drawing Title:

NORTH EAST ELEVATION

Drawing Status:

Billing

Drawing No:

F1542 L(21)04

Date: Drawn: Reviewed:

1:100 @ A3 07.09.15

appears badly cracked Renew as C41/237

ELEVATION NOTES - GABLE ELEVATION OF ONE AND A HALF STOREY FORMER **HEADMASTERS HOUSE:** 

This elevation of the school comprises semi coursed granite walling with sandstone quoins, window dressings, and chimney features. The majority of the surviving pointing is cement

The facade has been shored and retained when the roof was removed by drilling the granitework.

This elevation is to be completely sneck harled. Damaged granite elements are to be indented. Missing sandstone elements are to be replaced. Disturbed skews are to be reset.

This elevation of the school comprises semi coursed local rubble walling with sandstone quoins. The majority of the surviving pointing is lime based.

The facade once had a lean to structure against it and is scarred. It has lost its stool

This elevation is to be completely sneck harled. An area of cement built rubble associated with the window is to be rebuilt. Missing sandstone and rubble elements are to be replaced

former lean to structure

was keyed into wall

**ELEVATION NOTES:** 

with the shoring

This wall retains its lime pointing.

Wall comprises local squared rubble walling with

sandstone quoins and dressings to window FW14.

When the school was extended a lean to abutment was cut into the wall and the corner was altered to

accommodate the boiler house. A flue rises from this

A crack follows the line of the gable, possibly associated

The majority of the wall will now lie within the stairwell.

This elevation is to be sneckharled where exposed.

The missing quoins are to be replaced in sandstone.

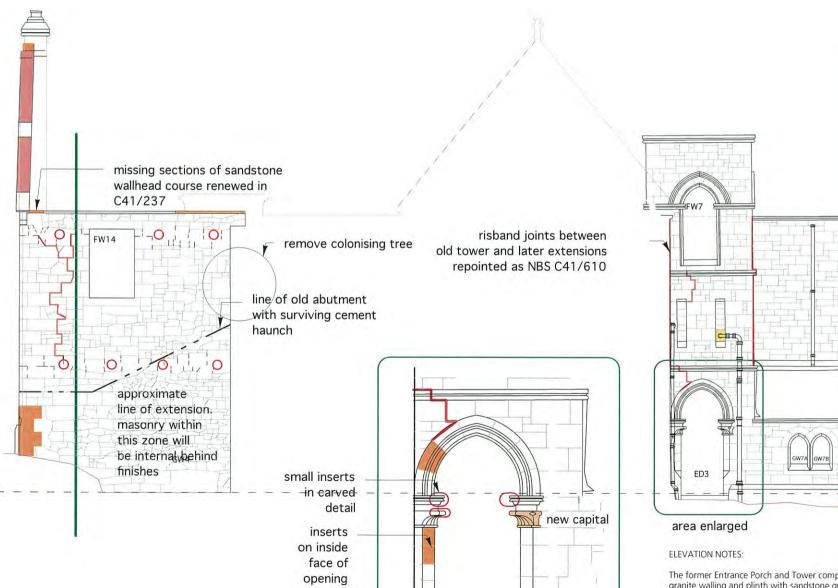
Areas of contour scaling and other erosion to be defrassed as C41/455 to allow detailed inspection and redressed as clause C41/458, prior to repointing

- Squared granite blocks as C41/238 to match original size and texture. These are to be indented either where they have been removed to allow needles to be inserted above openings or are otherwise missing
- O Indicates where walls have been drilled to attach steelwork strengtheners or secure the wall to the shoring. Where this occurs in rubblework it is assumed that the resulting hole can be pinned and sneck harled over as clause C41/835. Where this occurs in coursed granite, assume that it may be necessary to indent a new block.as C41/336 or plugged as C41/692
- New sandstone dressings of various types as C41/237 to match original profile and texture
- Indicates either open joints which provisionally require to be pointed as C41/610 or cracking caused by historic movement or recent cracking caused by shoring and other work undertaken when the roof was removed which is to be provisionally repaired as C41/621. All movement/cracks to be inspected by the structural engineer to make the final decision.
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Indicates the equivalent areas of existing disturbed rubblework walling, often at wallheads, take down as necessary and rebuild as clause C41/321.



area enlarged- see NBS clause C41/355

LDN Architects

29 St Leonards Road, Forres IV36 1 T 01309 673221 F 01309 676397

Joh Title

FORT WILLIAM OFFICE RATIONALISATION OLD ACHINTORE SCHOOL PAC0617

Drawing Title:

NORTH EAST SECTIONAL ELEVATION

Drawing Status:

Billing

Drawing No:

F1542 L(21)05

Scale: Date: Drawn: Reviewer

1:100 @ A3 07.09.15 IF

Revisions:

# ELEVATION NOTES:

The former Cloakroom comprises coursed granite walling and plinth with sandstone quoins, window dressings, wallhead course and stringcourse.

The wall above comprises coursed granite walling with sandstone quoins and wallhead course.

This elevation is to be repointed. The disturbed skews, skewputt and wallhead are to be reinstated.

The former Entrance Porch and Tower comprises coursed granite walling and plinth with sandstone quoins, dressings, wallhead course and stringcourses. The slot windows are only features and are infilled in granite

The Porch and Tower predate when the school was rebuilt. Hence there is a risband joint or crack where the Tower abuts the upper stories.

This elevation is to be repointed. The damaged dressings around Porch are to be repaired. The biological growth on stringcourses and other ledges is to be tretaed as C41/--

North East Internal Elevations 1:100 @A3

Areas of contour scaling and other erosion to be defrassed as C41/455 to allow detailed inspection and redressed as clause C41/458, prior to repointing

Squared granite blocks as C41/238 to match original size and texture. These are to be indented either where they have been removed to allow needles to be inserted above openings or are otherwise missing

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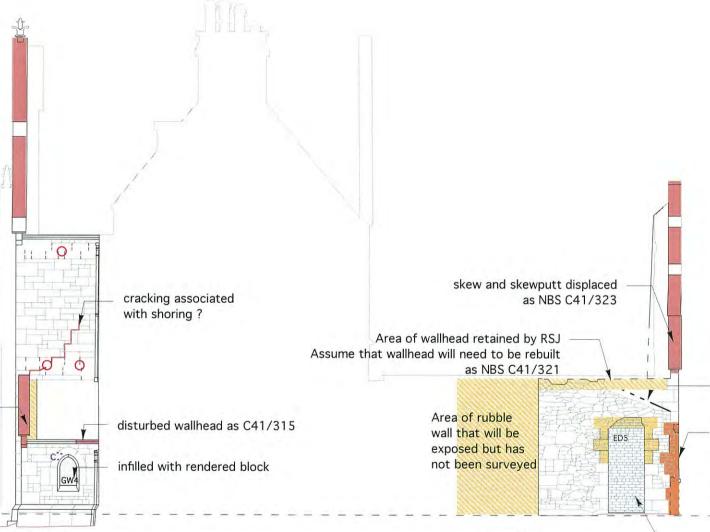
Indicates zones within which existing coursed granite basecourse and or dressed sandstone elements may have been damaged by concrete kentledge bases to facade shoring. It is not know whether concrete was cast directly against masonry or against a DPC material. Assume that there may be an element of damage.

Indicates where dressed sandstone elements, particularly skew copes, skewputts, quoins etc have been disturbed by water ingress, rusting etc. Wherever dressings have been disturbed, they are to be reset. as C41/315 or clause specific to location

Indicates the equivalent areas of existing disturbed rubblework walling, often at wallheads. take down as necessary and rebuild as clause C41/321.

disturbed skews and skew putt

as C41/323



LDN Architects

29 St Leonards Road, Forres IV3 T 01309 673221 F 01309 676397

Job Title:

FORT WILLIAM OFFICE RATIONALISATION OLD ACHINTORE SCHOOL PAC0617

Drawing Title:

### SOUTH WEST SECTIONAL ELEVATION

Drawing Status:

# Billing

Drawing No:

# F1542 L(21)06

D-1-- D---

1:100 @ A3 07.09.15 IF

37-97 3-3.

Revisions:

line of old abutment

breakout lintel and sill stubs and reform corner with sandstone quoins as C41/326

### **ELEVATION NOTES:**

The former Porch comprises coursed granite walling and plinth with sandstone quoins, window dressings, wallhead course and stringcourse.

The wall above comprises coursed granite walling with sandstone quoins and wallhead course.

This elevation is to be repointed. The disturbed skews, skewputt and wallhead are to be reinstated.

# ELEVATION NOTES:

Once an external wall but altered when the school was extended and altered. Wall comprises local uncoursed rubblework Opening ED5 has surviving granite dressings at low level. The corner quoins, where they survive, are sandstone. Lime pointing survives.

This elevation is to be sneckharled. The missing quoins are to be replaced in sandstone. The missing rybats, sill and lintel to opening ED4 are to be granite to match.

breakout infill and reform opening with granite rybats and lintel as C41/325