Cameron+Ross

220605 - South Street, Regeneration Project Elgin

Existing Building Survey Report

prepared for

Robertson Property Ltd

Roberston Construction Group Report Reference –310SSE-CAM-ZZ-XX-RP-S-XX-0001

Document Issue Record

Revision	Description	Issued by	Checked by	Date
P01	Initial Issue - Preliminary	Bruce Clark	Jon Anderson	11.01.2024
P02	Updated Following Design Team Comments – Planning Submission	Bruce Clark	Jon Anderson	01.02.2024
P03	Updated following HES comments	Bruce Clark	Jon Anderson	19.02.2024

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1.0 Introduction

Cameron + Ross was, appointed by Robertson Property Ltd to provide an existing building survey report as part of a planning submission to the proposed South Street Regeneration project. The existing building survey report report will outline the existing structures and the proposed extent to which these will be retained or demolishhed as part of the proposed regeneration works.

1.1 The site location is shown below;

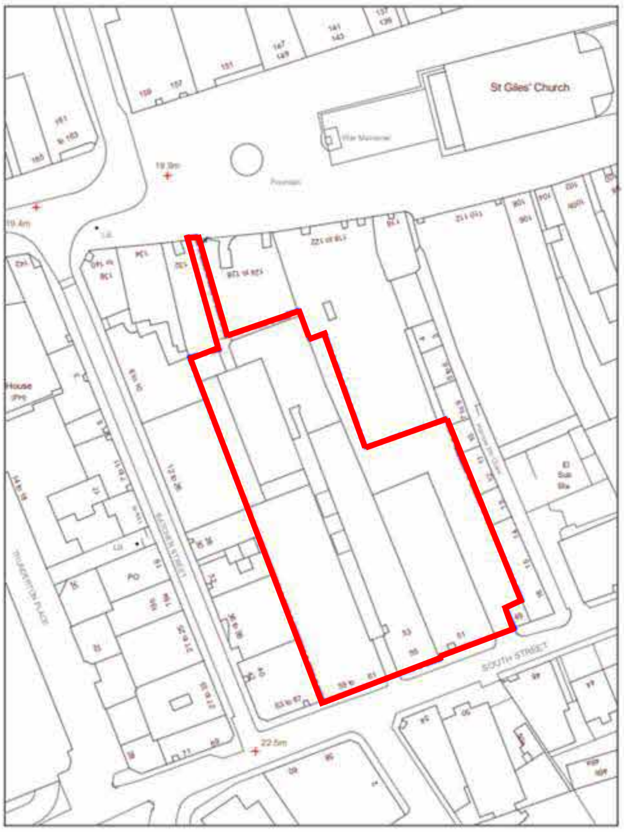


Figure 1 –Site Location Plan

1.2 The site is currently occupied by 5 separate buildings;

B1 –51 South Street: Retail Unit, (Former Toyshop - Toymaster). Currently Unoccupied.

B2 –53 South Street: Elgin Furniture & Carpet Store, (Not Surveyed), Currently Occupied.

B3 –57-61 South Street: Junners Toyshop, Currently Unoccupied since Jan 2016.

B4 –130 High Street: Jailhouse, Former Nightclub, 130 High Street, Derelict following fire damage 20 years ago.

B5 –130 High Street: Newmarket Bar, Currently Unoccupied.

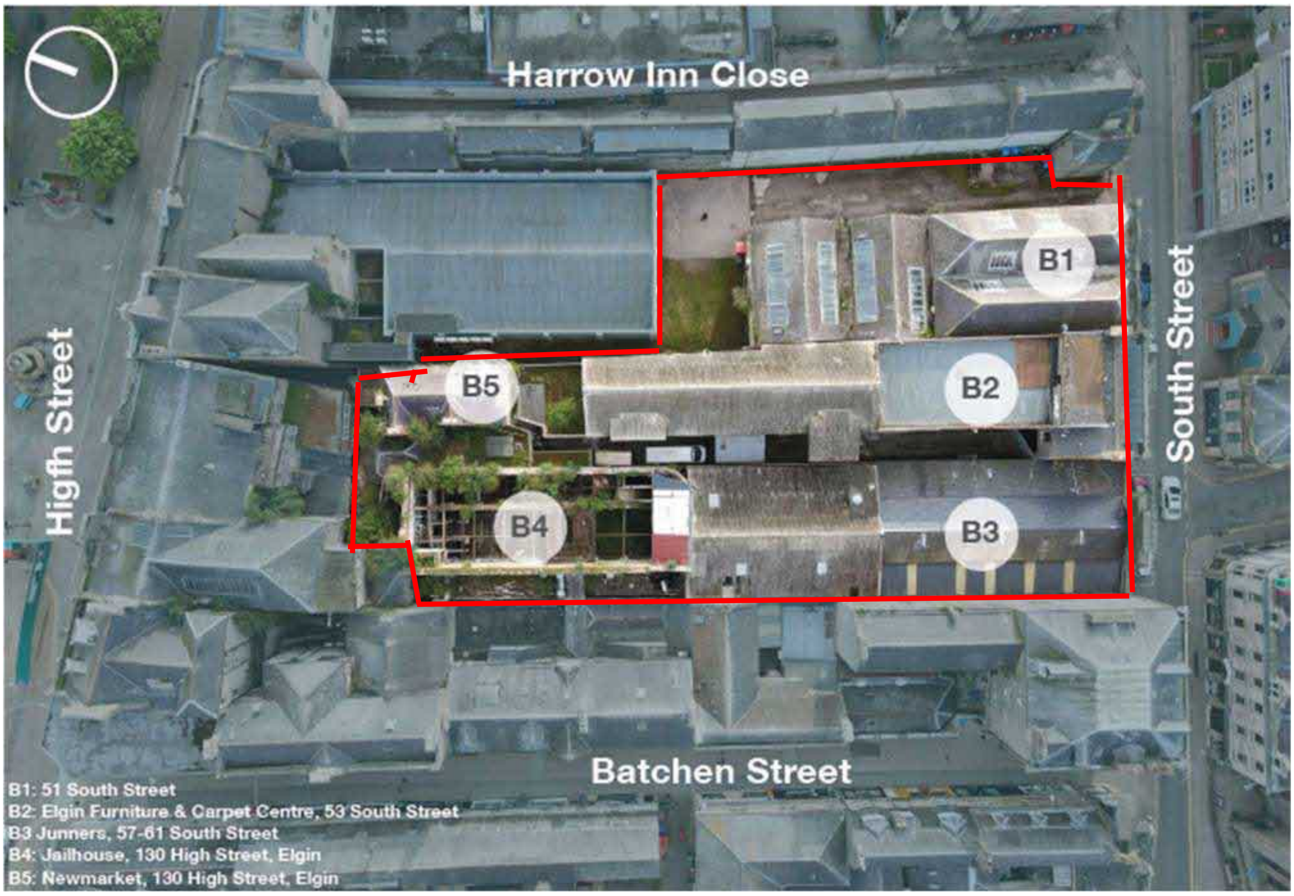
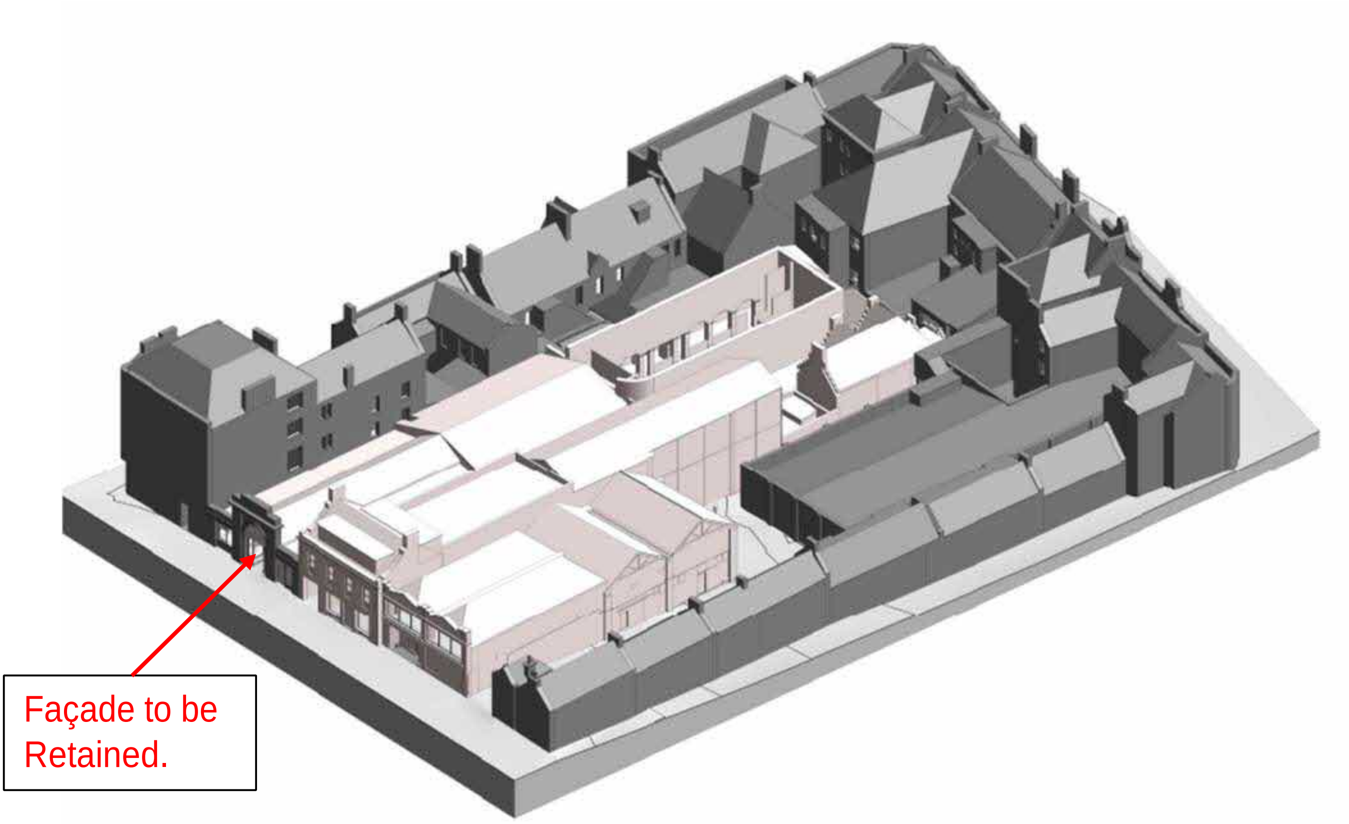


Figure 2- Existing Plan –Aerial View

1.3 The extent to which the proposed buildings are to be demolished is shown below. This includes all existing buildings on the site with the exception of the façade of No 57 South Street which is a listed structure and a separate historical archway on the western boundary.

1.4 The stonework façade to No 57 has been assessed by the Structural Engineers, Cameron + Ross. The results of which have determined that the façade will require temporary support to be provided prior to the removal of the existing structure in behind which currently provides the lateral stability to the façade. The temporary support is required to remain in place until such time that the new structure is built up to a sufficient degree that it provides the lateral stability to the façade.



Façade to be Retained.

Figure 3 –Extent of Demolitions

1.5 The buildings dominate the site area. There is an access lane to the east of No 51 South Street which provides access to the existing yard in behind No 51. There is an access door to the basement of No51 from the yard. The lane also provides access to the rear of the 118 High Street building north of the site boundary.

1.6 The main entrances to the three properties along South Street are along the frontage on South Street which are accessed directly via the adopted road footpath.

1.7 The rear eastern wall of the Furniture and Carpet Store can be accessed via the rear yard however there is no access to the building itself from the yard.

1.8 The Jailhouse and New Market Bar are accessed via a pedestrian pend through to the High Street. There is currently no vehicle access to the Jailhouse or New Market Bar.

2.0 Available Information –List of Reference Reports

2.1 The following provides a list of available relevant information regarding the existing site and buildings.

List of Available Reports –Listed for Reference Only

1. Interim Heritage Appraisal Rev B, 51-57 South Street, Elgin by MAAC Studio dated 27.09.2022. Please refer to this report for a detailed history of the site.
2. Structural Inspection Report 310SSE-CAM-ZZ-XX-RP-S-XX-0002 –Structural Inspection Report 17.01.2024 by Cameron + Ross Consulting Engineers.
3. Cameron + Ross Geotechnical Investigation.
4. Asbestos Survey Reports by Entec:
    a. Report 23-3401 dated 19.01.2024 –Former Jailhouse Nightclub.
    b. Report 23-3402 dated 18.01.2024 - Former New Market Bar.
    c. Report 23-3403 dated 17.01.2024 - Former Toymaster.
    d. Report 23-3404 dated 17.01.2024 –Former Junners, 57 South Street.
5. Existing Drainage Survey Report by UMS dated 08.01.2024.

3.0 Existing Drawings

3.1 List of Available Cameron + Ross Survey Drawings (Contained in Appendix A)

1. 310SSE-CAM-XX-XX-SU-G-92-0001 –Topographical Survey.
2. 310SSE-CAM-XX-XX-SU-G-92-0002 –Building 3, 57-61 South St, Junners - Elevations and Sections.
3. 310SSE-CAM-XX-XX-SU-G-92-0003 –Building 3, 57-61 South St, Junners- Floorplans.
4. 310SSE-CAM-XX-XX-SU-G-92-0004 –Building 1, 51 South St, Toymaster –Elevation and Sections.
5. 310SSE-CAM-XX-XX-SU-G-92--0005 –Building 1, 51 South St, Toymaster –Floor Plans.
6. 310SSE-CAM-XX-XX-SU-G-92-0006 –Service Yard and Car Park Elevations.
7. 310SSE-CAM-XX-XX-SU-G-92-0007 –High Street Elevation & Newmarket Bar Elevations and Floorplan.

3.2 Building 2, No 53 South Street the Elgin Furniture and Carpet Centre has not yet been surveyed.

3.3 Reference should be made to the latest version of the following Oberlanders Architects drawings which are available showing the existing building and proposed extents to be demolished. Listed for reference purposes only.

1. 310SSE-OBE-ZZ-XX-DR-A970101-P1 –Existing Site Plan Showing Demolitions.
2. 310SSE-OBE-ZZ-XX-DR-A970201-P1 –Existing Elevations and Sections 1.
3. 310SSE-OBE-ZZ-XX-DR-A970202-P1 –Existing Elevations and Sections 2.
4. 310SSE-OBE-ZZ-XX-DR-A970203-P1 –Existing Elevations and Sections 3.

5. 310SSE-OBE-ZZ-XX-DR-A970204-P1 –Existing Elevations and Sections 4.
6. 310SSE-OBE-ZZ-XX-DR-A970801-P1 –Site –Existing 3D.
7. 310SSE-OBE-ZZ-XX-DR-A970802-P1 –Site –Demolitions 3D.
8. 310SSE-OBE-ZZ-XX-DR-A970803-P1 –Site –Cleared 3D.

4.0 Existing Combined Services

4.1 The existing service utilities drawings are provided in **Appendix B** and are listed below along with the Cameron + Ross existing combined services layout. The services shown are indicative only and the contractor is required to trace the routes of all services and mark these out prior to undertaking any demolition/excavation or other works which may affect services to ensure these are correctly located and protected.

1. SSEN Drg No SSEN_58_170194381_250 Dated 07/12/23.
2. Openreach BT Records Drg No XOJ11286N Dated 07/12/23.
3. Scottish Water records Drg No scotwater_20220923_160016_703807 Dated 23.09.23.
4. Gas - SGN Drg No 31782192_SGN Dated 07.12.23.
5. Cameron + Ross Existing Combined Services Layout Drg No 310SSE-CAM-XX-XX-DR-C-96-0700.

4.2 The above drawings show that there is limited information with regards to existing services within the site itself as these only show the main public services within public spaces.

4.3 There is an existing 150mm VC combined sewer which passes through the flowing in a northerly direction. The exact route of this will be confirmed by the drainage CCTV survey.

4.4 Within the footpath or within the road immediately in front of the South Street frontages there are numerous services. This includes low voltage 400volts electric cables, low pressure 125mm PE gas mains, BT cables and a 5-inch water main. There is also a 300mm combined sewer shown with the road centre line.

4.5 There are existing BT cables shown within the northern portion of the site through the pend and to the rear of the existing High Street buildings. Some of the BT services within the northern part of the site appear to serve the adjacent properties on the High Street and as a result will require to be maintained during the works or diverted as required.

5.0 History of Site

5.1 The following historical maps have been sourced via the Heritage Appraisal Report undertaken by MAAC Studio. These have also been reviewed on OldMaps.Org.

5.2 1822 map below shows the site is partially built up predominantly to the High Street side of the site but smaller buildings also exist on the South Street boundary. No environmental or historical site usage concerns noted.

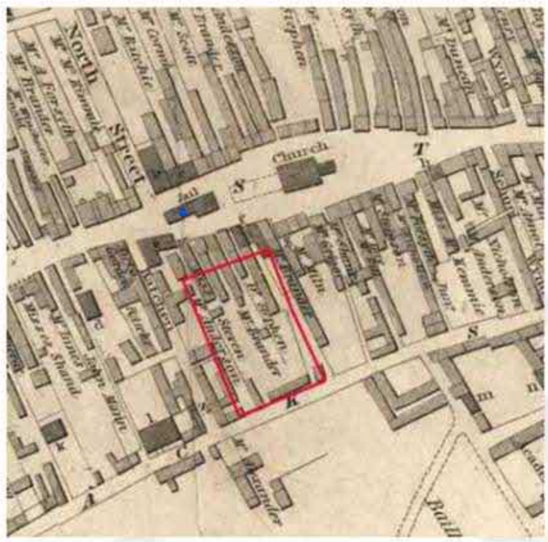


Figure 4 –1822 Historical Map

Figure 5 –1856 OS Map

5.3 The first major development across the site was the development of the new market in 1851 and this is shown on the 1856 OS Map below. No environmental or historical contamination sources site usage concerns noted.

5.4 Fifty years later, the 1904 OS map shows that the development site was almost entirely filled with buildings. No environmental or historical site usage potential contamination sources concerns noted.

5.5 Aerial photographs taken on site between 1928 and 1955 show the continual changes on site including demolition and reconstruction within the site boundary. The market halls have remained in-tact during this period of change. In 1856, 51 South Street is the gable end of a terrace which by 1920 had been replaced with larger shed type buildings.

5.6 In 1930, the buildings fronting 51 South Street were replaced with a new shop frontage in art-deco style, and this plot has remained in this configuration until today.

5.7 When the Gordon Arms Hotel underwent modernisation in the 1960s the sheds to the rear were reduced in size, the shed adjacent to the rear of Harrow Inn Lane was demolished and returned to an enclosed open ground.

5.8 There are no previous building uses that give any environmental concerns with regards to ground contamination with the buildings throughout their history having been used as a market, retail, hotel, bar and nightclub.

Figure 6 –1904 Historical Map

Figure 5 –Demolition of Properties at rear of 51 South Street, to facilitate the redevelopment of the Gordon Arms Hotel in 1966 are highlighted in green.

Figure 6 –Development of flat roof block to the rear of 53 South Street in the 1950s shown in green. The rear wing shown in purple was demolished and replaced by a flat roof block in the 1960s.

6.0 Building Descriptions

Building 1: Retail Unit. No 51 South Street (Former Toyshop, Toymaster)

6.1 The two-storey building is the easternmost of the 3No properties inspected on South Street. It is constructed with masonry external walls with pitched roof. There is an access lane to the east side of the building that gives access to the east elevation and to the rear of the building. The ground level slopes down from South Street towards the rear of the building.

6.2 The building is split into front and rear sections with split floor levels between.

6.3 The front of the building accessed via South Street at ground level. There is also a first -floor timber joisted first floor to the front part of the building and are supported on 2 intermediate steel columns.

6.4 The rear building contains a basement level with stone/concrete floor and masonry walls and upper ground floor level which is constructed in concrete and steel beam construction and supported on a series of beams and steel columns. The basement can be accessed internally or externally from the lower ground level to the rear of the building.

6.5 The ground floor construction to the front is of timber joist construction spanning side to side with internal dwarf walls which appear to be built directly off an earth solum. There is no visible sign of a foundation being provided at the location inspection.

6.6 There are exposed timber trusses at large spacing supporting the roof structure with large extensive aged rooflights present throughout. There is a central line of supporting beams and columns to the front part of the building with the beams having a significant span.

6.7 The front façade is extensively formed in large, glazed openings with relatively narrow masonry cladding surround. There is a masonry feature parapet above the upper storey glazing.

6.8 There is a crack to the uppermost stone of the central masonry pier. The upper floor openings have a band of feature segmental stonework above which are decorative only. The stone furthest to the west has lost the lower right corner and remedial works are in place by means of metal restraint straps to both the face and underside of the stone to tie this to the adjacent stone.

Demolition/Retention Considerations

6.9 As part of the design development of the South Street project and in particular the Business Enterprise Hub we have been investigating the existing art deco façade at 51 South Street.

6.10 The Heritage Report comments in relation to the property are.

The architecture of 51 South Street comprises a stone façade designed with an early 1930s early modern/Art Deco style. The facade is dominated by large scale windows at a horizontal aspect. The modern façade sits in front of an older shed building, of traditional stone construction with hipped roofs. The separation of the two elements indicates the intent of those commissioning the building to focus the architectural detail on the street frontage as part of a brand image. The structure is not associated with any known historic people or events.

Our investigations have found.

- There is an internal steel frame which supports the external stonework and provides a ledge for the 1st floor lintol which has a tooth construction.
- The upper pediment is bowed in the middle and is leaning outwards.
- The lower stone vertical piers are of poor quality stonework.
- The first floor lintol is a different material to the upper pediment with structural cracks.

6.11 Our starting position was to retain this front façade and integrate the new Business Enterprise Hub through either façade retention or removal and reinstatement and we have considered both these options.

Retention

The façade is supported by the steel frame structure. Water ingress into the structure has been observed, which has caused the steel to excessively corrode and delaminate at bearing points. This would mean that this part would need to be disassembled and reinstated to rectify the issue. The structural integrity of the existing façade is poor and will require extensive temporary works on both sides of the façade to retain it. This will affect the buildability of the new BEH structure and the adjoining properties, particularly the installation of the new steel frame and consideration of the requirements of the Health & Safety legislation for safe working practices.

Removal and Reinstatement

The lower stone vertical piers are of poor quality stonework and would not manage to be removed in an appropriate manner and then re-laid to provide the required structural elements to take appropriate upper loadings. These stones would require to be replaced with alternative product. The first floor lintol is a different material to the upper pediment with structural cracks.

The stones are of similar age to the adjacent Gordon MacPhail's building which is currently undergoing a substantial stone repair and from that experience it is likely that the stones at 51 South Street will require to be replaced and repaired which would provide an excessive risk and financial burden to the redevelopment proposals with the project being financial unviable.

Having thoroughly considered the viability of removal and reinstatement façade it is likely the outcome would be a lower section of new stone, a mid-section comprising a mix of existing and repaired stones and a new material to the additional floor on the upper section. This would not be appropriate and would be a poor pastiche of the original pediments detracting from the overall quality that we are committing to.

The replacement of the whole façade in new stone material is not viable within the project budget.

Design and Maintenance

Retaining the art deco façade and utilising a new material for the 2nd floor has raised design and maintenance issues as this would result in the 2nd floor being set back from the façade leaving a gully between the two elements which is difficult to install and would result in potentially an area where water would collect, drainage of this area would be difficult, debris would collect and could only be removed from a cherry picker from the street, it is potential seagull nesting location.

In light of the outcomes of the investigation into the proposal to retain the existing façade and the considerable challenges this poses both during construction and operation have asked our consultant team to consider a new elevation and hence the demolition extents proposed within this report.

Building 2: 53 South Street, Elgin Furniture and Carpet Store

6.12 The building of 53-55 South Street dates from between 1835 and 1865. The building is not listed.

6.13 The building is a 2 and ½ storey building. The front façade is of masonry construction with feature quoins at returns. There is a pend to the west end of the building between Number 57.

6.14 At ground floor level there is a central entrance door with a large, glazed opening either side. upper floor has a series of single window openings and masonry eaves overhang. There is a dormer window above which extends most of the length of the façade.

6.15 Judging from the overhead images, the building appears to be constructed in 2 distinct sections, split into front and back sections.

6.16 Not inspected internally. Access was gained via the rear of building 1 which allowed an external inspection of the east elevation of the rear part of this building. This showed that there are exposed steel columns evenly spaced along the elevation. The external wall is of large concrete blockwork construction, built between, and laterally supported by, these columns. The concrete blockwork has been rendered, and the render has spalled over the width of the steel columns.

6.17 The blockwork behind the spalled render can be seen to be loose and crumbling and can be removed by touch. One of the bases of the steel columns is visible and appears to be founded on the lower section of the masonry wall and is showing signs of rusting.

6.18 Elsewhere, the tops of foundation stones are visible above ground level and appear to not have adequate frost cover.

6.19 It is understood there is a basement to the front of the existing building and this will require to be surveyed to confirm its depth and extents.

Retention Considerations

6.20 The masonry façade with numerous large openings if being retained would require extensive temporary works to provide lateral stability on both sides of the façade to retain it. This will adversely affect the buildability of the new structure.

6.21 The existing structure and configuration of the building is not suitable for reuse due to the condition of the fabric and the historic evolution of the structure.

6.22 Retention of the façade was explored in Stage 2 and was considered to be economically unviable. The new façade will be built with a parapet similar to that being removed in order to acknowledge the character of the existing arrangement.

Building 3: 57-61 South Street –Formerly Junners Toyshop

6.23 The building is the westernmost of the 3No properties inspected on South Street. Like building 1, this is a split-level building, with distinct front and rear sections with a basement level provided to the rear part of the building.

6.24 The front section is a single storey and the ground floor level steps up to the rear part of the building with internal stairs to get access between the two levels.

6.25 The front facade constructed in large masonry units has a single span central masonry archway and contains various feature stonework. The masonry façade is generally in good condition and appears to be vertically plumb. There is some minor plant growth on top of the protruding bands of feature stone. Any plant growth should be removed. Whilst there are no signs of any loose mortar joints these should be inspected in detail and repointed as required with a lime mortar.

6.26 The façade is to be retained and will require temporary support to provide lateral stability prior to removal of the existing return walls, and roof and floor diaphragms. Refer to later sections of this report for further information.

6.27 The front section is single storey with masonry external walls, with a pitched roof finished in corrugated cement cladding where visible from inside.

- **Further inspections are underway to determine whether the External Masonry walls on the boundary are shared boundary walls with the adjacent third-party properties or are exclusively in the ownership of this properties.**

- **Recommendations: The legal position of the boundary wall ownership should be checked. Further investigations are required to determine if the boundary walls are tied to the adjacent Batchen Street properties or provide any structural stability to these prior to their demolition.**

6.28 There is a central, pitched timber, site-built, raised tie roof truss supported on a masonry parapet wall either side, which is in turn supported on steel beams spanning front to back. These are in turn supported on a series of steel box section columns. The lean-to roofs either side are formed using timber infill rafters.

6.29 The ground floor is a concrete ground bearing slab which has had timber battens and timber flooring applied directly to it.

6.30 The corridor that runs down the east side of the building is a concrete floor slab with masonry external wall and blockwork wall separating this from the shop.

6.31 The ground floor level steps up to the rear approximately 1.0m in height and under this rear section there is a basement. The floor over the basement is formed using timber joist spanning side to side with two internal rows of steel downstand beams. The downstand beams are supported on a series of steel columns.

Building 4: 130 High Street - Jailhouse, Former Nightclub

6.32 The building is situated in the NW corner of the site and site to the rear of building 3. Access is gained via a pedestrian pend from the High Street. Due to the current poor condition of the building, access was not permitted. Therefore, it was only possible to view this area of the proposal from the front of the building.

6.33 Externally all that remains of the building is a two-storey masonry external wall. Internally there are two rows of masonry piers with masonry arches spanning between. There is no upper floor or roof remaining, and this has clearly been the case for some considerable time based on a review of historic photos, and the amount of debris and moisture noted internally.

6.34 There is also the possibility that fire damage has occurred to the masonry elements as the building was badly damaged in a fire.

6.35 The existing structural boundary wall along the western boundary of which backs onto the Batchen Street properties will require to be inspected further to establish if this wall is separate to the Batchen Street properties structure or if its removal would have any impact on the structural integrity of the adjacent properties.

6.36 There is a basement level the extent of which is not yet known. This will require to be surveyed once the building is made safe enough to do so.

Building 5: 130 High Street –New Market Bar

6.37 This existing tow storey traditionally built building is currently empty and in poor condition and was deemed unsafe to inspect.

6.38 There is a portion of the eastern boundary of this building which is immediately adjacent to the structural walls of the rear part of No 118-122 High Street. This will require to be inspected further to confirm the structures are independent and the removal of the New Market Bar walls in this area would not impact the adjacent buildings structural integrity.

6.39 There is a basement level the extent of which is not yet known. This will require to be surveyed once the building is made safe enough to do so.

7.0 Strategy

Demolition Overview

7.1 The demolition strategy and methodology will ultimately be required to be developed by the demolition contractor. This report will outline the extent of demolitions highlight any major points of concern and confirm any elements that are to be retained protected during the demolition works.

7.2 The extent of demolitions has been outlined earlier in the report however to reconfirm this will include the complete demolition including grubbing out of existing foundations and services to all 5 existing buildings within the site and breaking up of all existing external hard surfacing.

7.3 Reference should be made to the Cameron + Ross Demolition Layout drawing provided in Appendix D.

7.4 The exceptions to this being that the masonry arch façade to Building No 3 (No 57-61 South Street) Formerly Junners is to be retained.

7.5 Cameron and Ross Consulting Engineers have determined that this façade requires to be provided with temporary support to provide lateral stability to the masonry façade to allow the internal structure to be removed. The required support locations and outline sequencing for the façade retention is provided later in this report.

7.6 There is also an existing historic archway within the western boundary wall which is to be retained. Its location is highlighted below.

Figure 7 –Historical Archway to be Retained

Demolition Warrant

7.7 A demolition building warrant will require to be obtained prior to demolition works being undertaken. As there are structural elements to be retained and left in place prior to the new building being in place then the demolition warrant will require to have an SER Certificate provided as part of this. The element in this case is the No 57 masonry façade and the SER Certificate will require details of the temporary shoring. The exact requirement for the warrant will be agreed with the Building Standards Verifier.

Services

7.8 The demolition contractor will be responsible for investigating and marking out all existing services on and immediately adjacent to the site.

7.9 The demolition contractor is responsible for ensuring that all services to the buildings to be demolished are switched off and isolated prior to commencement of any demolition activities.

7.10 The demolition contractor is responsible for ensuring any live services within the site boundary and immediate adjacent to the site are protected and remain live during the course of the works. Alternatively suitable diversions can be provided to the agreement of the appropriate service authority.

7.11 At the current time only existing BT services have been identified within the northern part of the site that serve the adjoining High Street properties.

Hazardous Materials

7.12 No hazardous materials have been encountered to date however the demolition contactor will require to undertake a risk assessment prior to works commencing and take the normal precautions for the demolition of buildings of this nature.

7.13 An Asbestos Survey has been completed.

RAAC

7.14 RAAC concrete was not encountered during the structural inspections. However, to date the Furniture Store has not been inspected. The front section of the furniture store based on its age (mid 1800s) and appearance of the structure almost certainly will not contain RAAC panels as will almost certainly be constructed in a traditional nature and predates the time period when RAAC was used which is between the mid-1950s and mid-1990s (Ref IStructE Website). The two rear blocks to the furniture store as referenced from the heritage report dates from the 1950s and 1960s and therefore there is a possibility that RAAC could be present. Our expectation would be that RAAC is not present in these rear blocks due to the lack of access to install precast concrete panels, however this is not impossible and therefore cannot be discounted until an internal inspection is undertaken.

Archaeology

7.15 The demolition contractor will require to notify the Archaeologists of any machine excavations to offer them the opportunity to view these and log any findings.

Dilapidation Survey

7.16 The demolition contractor shall carry out a dilapidation survey of all surrounding buildings, roads, footpaths etc. all defects shall be noted, photographed and agreed prior to the commencement of the works.

Reclaimed Materials

7.17 The Demolition material can be re-used as part of the backfilling and general upfill of the site. Reference should be made to the Backfilling and Upfilling notes on the Cameron and Ross Demolition Layout **Appendix C**.

8.0 No 59-61 South Street Façade Retention

Façade Retention Strategy/Method Statament

8.1 The masonry façade will require a temporary works design to be provided by a temporary works specialist designer. The required sequencing and requirements for temporary support is outlined below.

8.2 The temporary works must be installed prior to removal of the return walls and roof structure internally to the front section of the building.

8.3 The Façade Retention waillings must not affect the appearance of the existing masonry and direct fixings will not be permitted. Waillings will therefore be required to be provided to each side of the masonry wall.

8.4 The support towers for the Façade Retention system can be located either internally or externally and this is to be agreed through discussions with the temporary works contractor and Robertsons. It is preferable at this stage that the support towers will be situated externally.

8.5 The Façade Retention Sequencing is as listed below:

1. Temporary Works Designer to complete temporary works design.

2. Temporary support structure would be expected to consist of loadbearing scaffold or façade retention system constructed in front of the property.

3. The temp works would be expected to be also used as an access scaffold.

4. A walkway could potentially be provided at footpath level to maintain the public footpath. This will require to be determined in discussion with the Demolition Contractor/Temp Works Designer and Robertson.

5.The requirement for temporary foundations/kentledge is to be determined by the Temporary Works Contractor an attention is drawn to the existing live services within South Street which must not be affected by any works.
6. Any Façade Retention system within the adopted road area will require permission of the local authority and may require a temporary road possession.

7. Once any temporary foundations are in place erect the main temp loadbearing scaffold/ façade retention system.

8. Remove existing windows, doors and internal finishes to the existing façade.

9. Install waillings to front and rear face of the façade to hold this in place with the waillings supported on the main loadbearing scaffold/façade retention system.

10. Carefully undertake demolition of the existing building.

11. Reconstruct new building structure until steel frame is sufficiently in place and tied into the existing masonry façade to provide lateral stability.

12. Remove temporary loadbearing scaffold/façade retention system including any temporary foundations/kentledge unless retained as access scaffold.

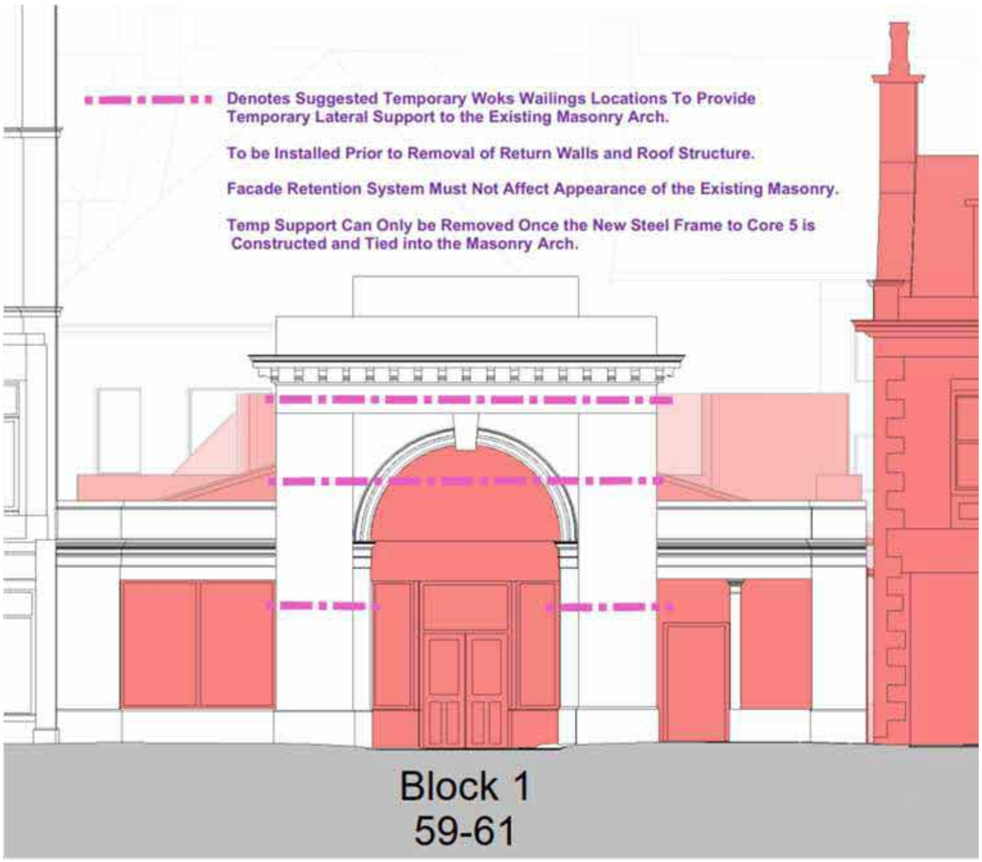


Figure 8 –No 59-61 Façade Retention System

9.0 Overview Discussion and Recommendations

9.0 This report provides a detailed account of the available existing site, building and services information available to date.

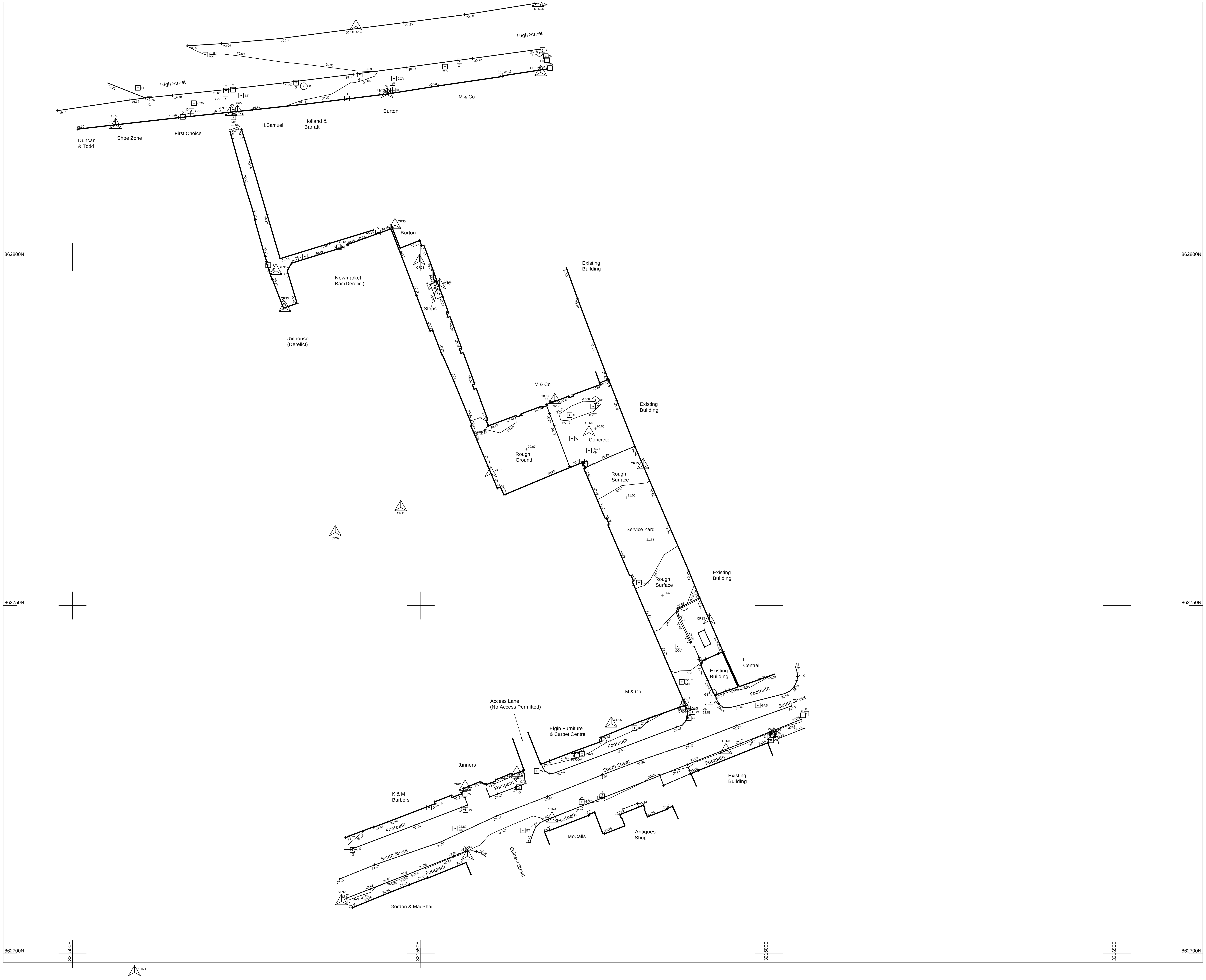
9.1 It also lists the relevant reports and investigations yet to be completed.

9.2 The extent of demolitions proposed has been outlined and demolition proposals and specifications are contained within the proposed demolition drawings.

9.3 A Façade Retention system will require to be provided for the temporary support of the masonry façade to number 59 –61 South Street and outline proposals and sequencing for this has been detailed in this report.

APPENDIX A

Cameron + Ross Topo & Building Survey Drawings



FIGURED DIMENSIONS ONLY TO BE USED

NOTES:

1. This drawing is to be read in conjunction with all other drawings and specifications.
2. This drawing must not be copied in whole or in part without prior written consent of Cameron + Ross Ltd.

SURVEY NOTES:

1. All survey levels are related to Ordnance Survey using GPS.
2. Whilst every effort to locate all major service covers (ie.manhole positions) it should be noted that this may not be possible in all cases due to ground conditions or local obstructions.

North

LEGEND

AV - Air Valve
BH - Borehole
BOL - Bollard
BT - British Telecom Cover
CL - Cill Level
COV - Cover(unknown service)
COL - Column
CT - Cable Telecom Cover
D - Drain
EC - Electricity Cover
EL - Eaves Level
EP - Electricity Pole
ER - Earth Rod
FH - Fire Hydrant
FFL - Floor Level
G - Gully
GAS - Gas Cover
GT - Gate
IC - Inspection Cover
IL - Invert Level
LB - Lighting Bollard
LL - Lintel Level
LP - Lamp Post
MH - Manhole
MKR - Marker
OSBM - O.S. Benchmark
OHW - Overhead Wires
P - Post
PM - Parking Meter
PYN - Elec. Pylon
RE - Rodding Eye
RL - Ridge Level
RS - Road Sign
SC - Stop Cock
SV - Stop Valve
T - Toby
TCL - Tree Canopy Level
TPIT - Trial Pit
TL - Traffic Lights
TP - Telegraph Pole
TV - Cable T.V. Cover
VP - Vent Pipe
W - Water Cover
WHL - Wall Head Level
WL - Water Level
WM - Water Meter

SURVEY STATIONS

Station	Easting	Northing	Height
STN1	321508.891	862697.331	23.220
STN2	321538.614	862707.540	23.027
STN3	321556.713	862714.005	23.137
STN4	321568.843	862719.403	23.167
STN5	321593.815	862729.223	23.072
STN6	321574.155	862774.839	20.642
STN14	321540.688	862833.131	20.195
STN15	321566.823	862836.492	20.394
STN16	321522.734	862820.844	19.945
STN17	321529.208	862798.028	20.174

Issue	Revision	Initial	Date
P02	Client name and drawing title updated	GCO	05/02/24
P01	Initial Issue	CBA	19/01/24

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CIVIL + STRUCTURAL ENGINEERING

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t 01224 642 400 | w cameronross.

Mulberry House | 39-41 Harbour Road | Inverness | IV1 1UF
t 01463 570 100 | w cameronross.

Client:
Robertson Property Ltd

Project:
Proposed Development, South Street, Elgin

Drawing Title:
Existing Topographical Su

Status:
Planning

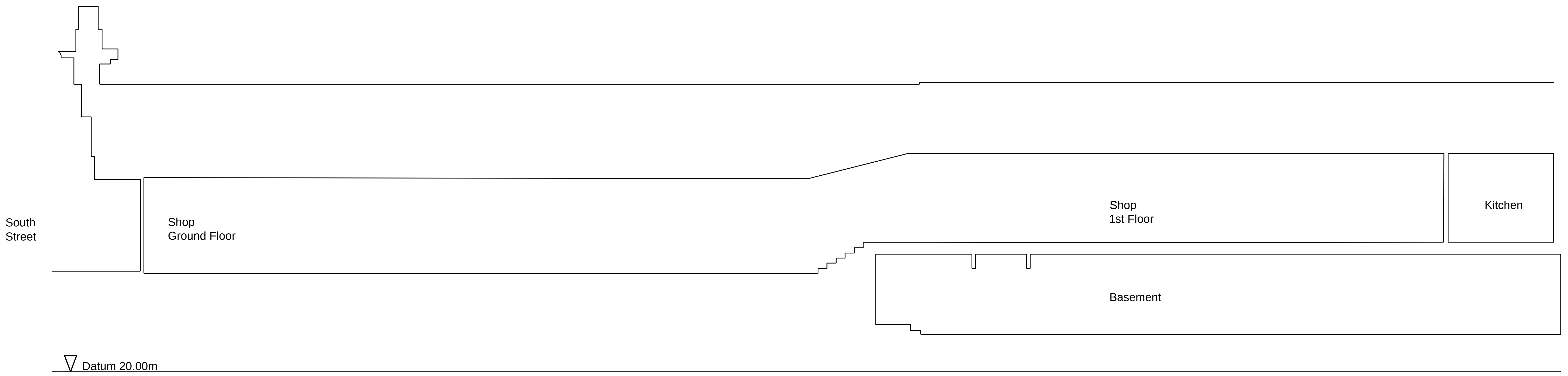
Scale: 1:250 @ A1
Date: 15/08/2022
By: DII
Checked: RAG
Approved: DII

C+R Ref:
220605-000

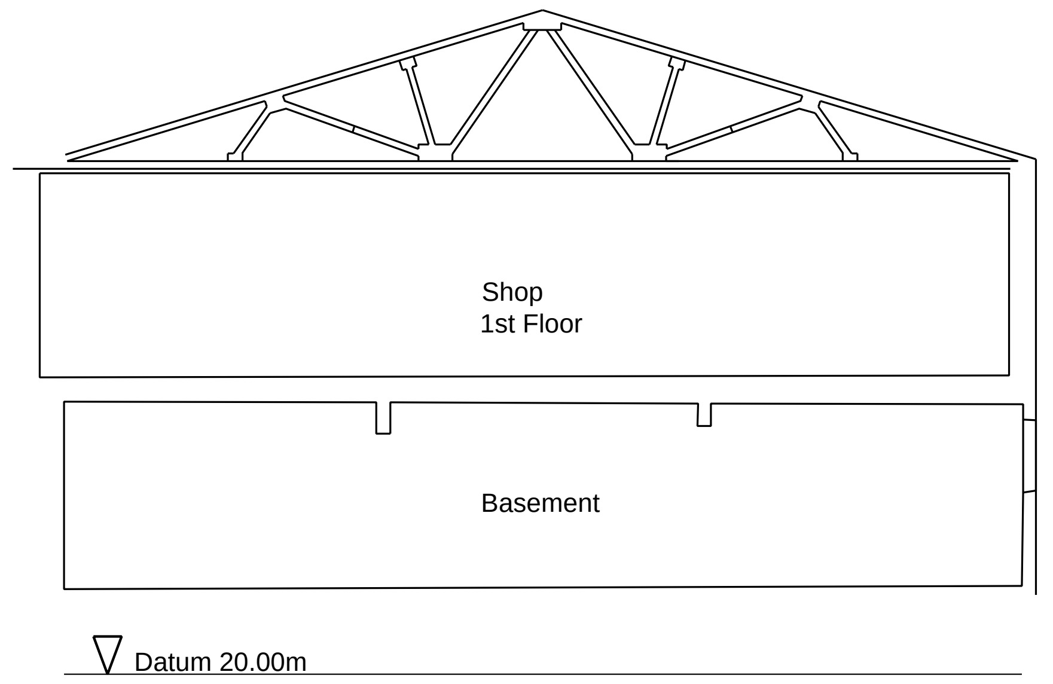
Rev.
P02

Dwg. No:
310SSE-CAM-XX-XX-DR-C-92-0001

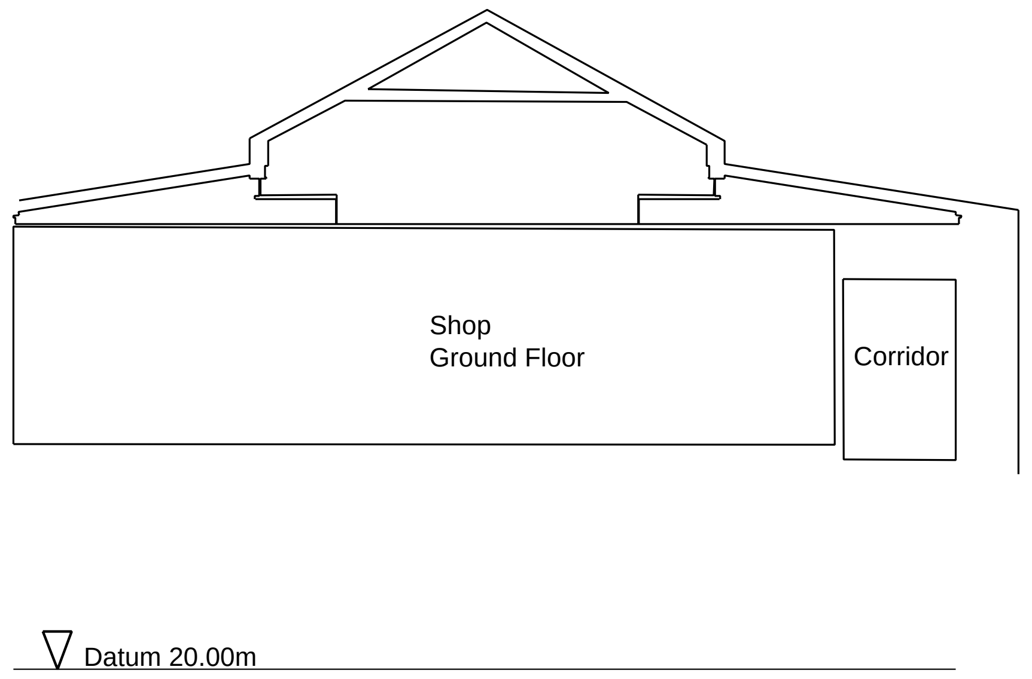
South Street Elevation



Building 3 – Junners
Section A - A



Building 3 – Junners
Section B - B



Building 3 – Junners
Section C - C

FIGURED DIMENSIONS ONLY TO BE USED

NOTES:

1. This drawing is to be read in conjunction with all other drawings and specifications.
2. This drawing must not be copied in whole or in part without prior written consent of Cameron + Ross Ltd.

SURVEY NOTES:

1. All survey levels are related to Ordnance Survey using GPS.
2. Whilst every effort to locate all major service covers (ie.manhole positions) it should be noted that this may not be possible in all cases due to ground conditions or local obstructions.

North

LEGEND

AV - Air Valve
BH - Borehole
BOL - Bollard
BT - British Telecom Cover
CL - Cill Level
COV - Cover(unknown service)
COL - Column
CT - Cable Telecom Cover
D - Drain
EC - Electricity Cover
EL - Eaves Level
EP - Electricity Pole
ER - Earth Rod
FH - Fire Hydrant
FFL - Floor Level
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GAS - Gas Cover
GT - Gate
IC - Inspection Cover
IL - Invert Level
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LL - Lintel Level
LP - Lamp Post
MH - Manhole
MKR - Marker
OSBM - O.S. Benchmark
OHW - Overhead Wires
P - Post
PM - Parking Meter
PYN - Elec. Pylon
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RL - Ridge Level
RS - Road Sign
SC - Stop Cock
SV - Stop Valve
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TP - Telegraph Pole
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VP - Vent Pipe
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WHL - Wall Head Level
WL - Water Level
WM - Water Meter

P02	Client name and drawing title updated	GCO	05/02/24
P01	Initial Issue	CBA	19/01/24
Issue	Revision	Initial	Date

Cameron+Ross

CIVIL + STRUCTURAL ENGINEERING

Forbes House | 15 Victoria Street | Aberdeen | AB10 1XB
t 01224 642 400 | w cameronross.

Mulberry House | 39-41 Harbour Road | Inverness | IV1 1UF
t 01463 570 100 | w cameronross.

Client:

Robertson Property Ltd

Project:

Proposed Development,
South Street, Elgin

Drawing Title:

Existing Building 3 (Junne
Elevation & Section A-A to (

Status:

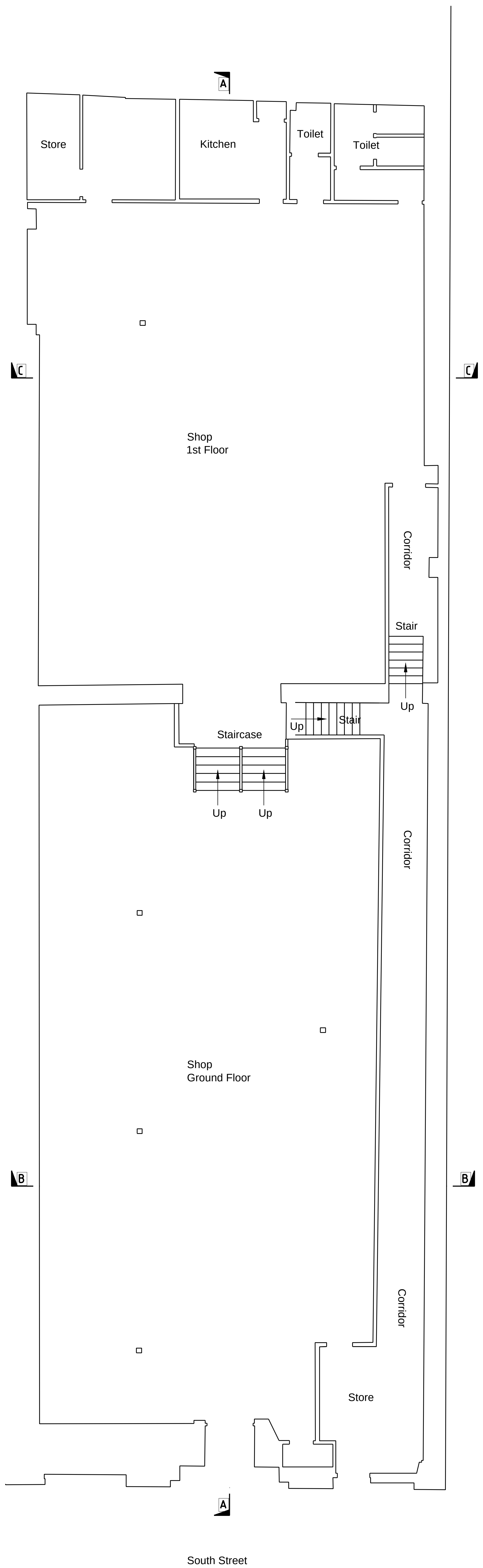
Planning

Scale: 1:100 @ A1
Date: 06/09/2022
By: DII
Checked: RAG
Approved: DII

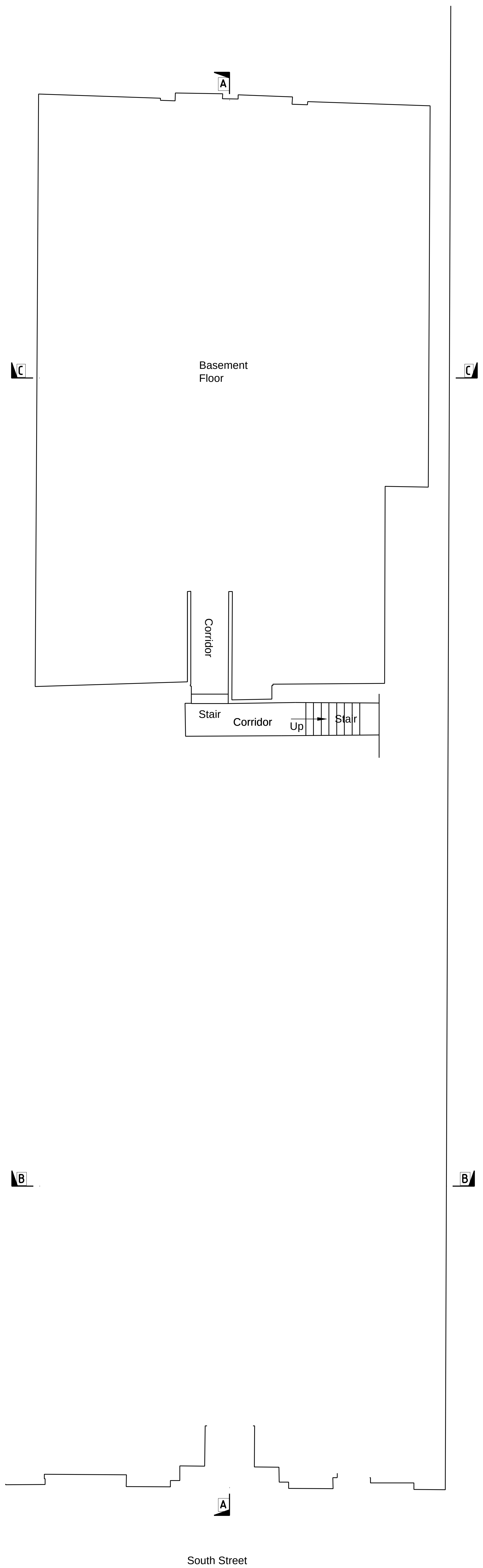
C+R Ref:
220605-000

Rev.
P02

Dwg. No:
310SSE-CAM-XX-XX-DR-C-92-0002



Building 3 – Junners
Ground & 1st Floor Plan



Building 3 – Junners
Basement Floor Plan

FIGURED DIMENSIONS ONLY TO BE USED

NOTES:

1. This drawing is to be read in conjunction with all other drawings and specifications.
2. This drawing must not be copied in whole or in part without prior written consent of Cameron + Ross Ltd.

SURVEY NOTES:

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North

LEGEND

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BH - Borehole
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EP - Electricity Pole
ER - Earth Rod
FH - Fire Hydrant
FFL - Floor Level
G - Gully
GAS - Gas Cover
GT - Gate
IC - Inspection Cover
IL - Invert Level
LB - Lighting Bollard
LL - Lintel Level
LP - Lamp Post
MH - Manhole
MKR - Marker
OSBM - O.S. Benchmark
OHW - Overhead Wires
P - Post
PM - Parking Meter
PYN - Elec. Pylon
RE - Rodding Eye
RL - Ridge Level
RS - Road Sign
SC - Stop Cock
SV - Stop Valve
T - Toby
TCL - Tree Canopy Level
TPIT - Trial Pit
TL - Traffic Lights
TP - Telegraph Pole
TV - Cable T.V. Cover
VP - Vent Pipe
W - Water Cover
WHL - Wall Head Level
WL - Water Level
WM - Water Meter

P02	Client name and drawing title updated	GCO	05/02/24
P01	Initial Issue	CBA	19/01/24
Issue	Revision	Initial	Date

Cameron+Ross
CIVIL + STRUCTURAL ENGINEERING

Forbes House | 15 Victoria Street | Aberdeen | AB10 1XB
t 01224 642 400 | w cameronross.

Mulberry House | 39-41 Harbour Road | Inverness | IV1 1UF
t 01463 570 100 | w cameronross.

Client:
Robertson Property Ltd

Project:
Proposed Development,
South Street, Elgin

Drawing Title:
Existing Building 3 (Junne
Floorplans

Status:
Planning

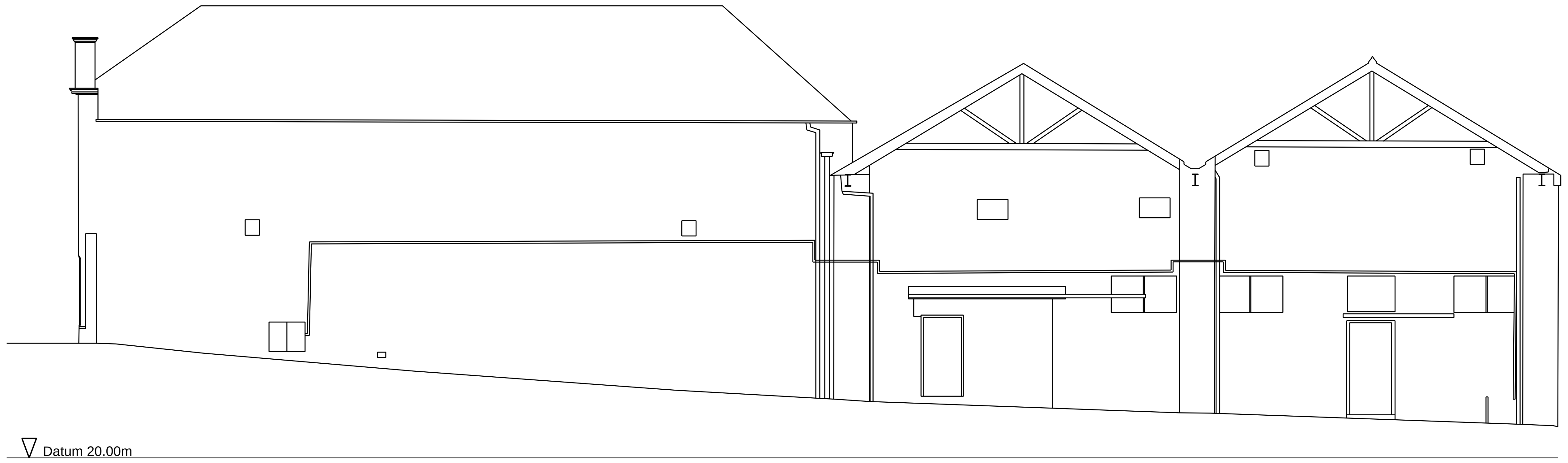
Scale: 1:100 @ A1		Date: 06/09/2022	
By: DII	Checked: RAG	Approved: DII	

C+R Ref:
220605-000

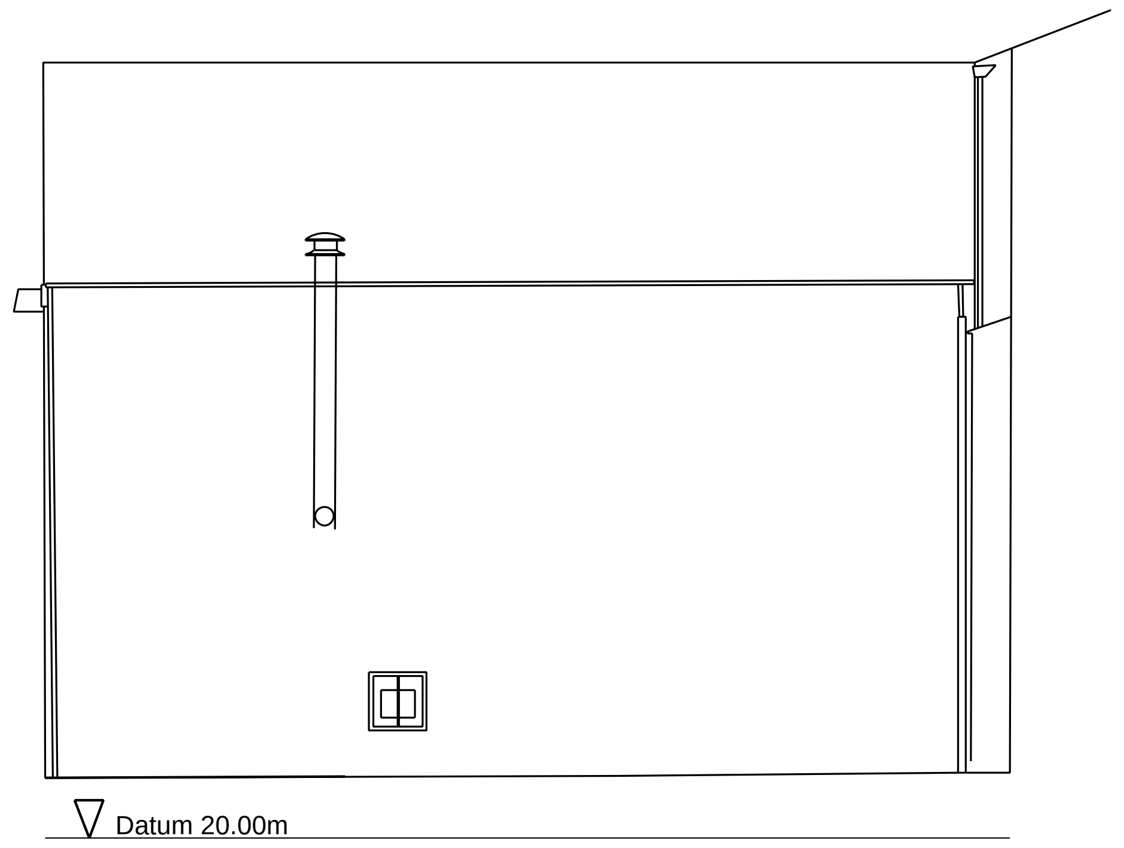
Rev.
P02

Dwg. No:
310SSE-CAM-XX-XX-DR-C-92-0003

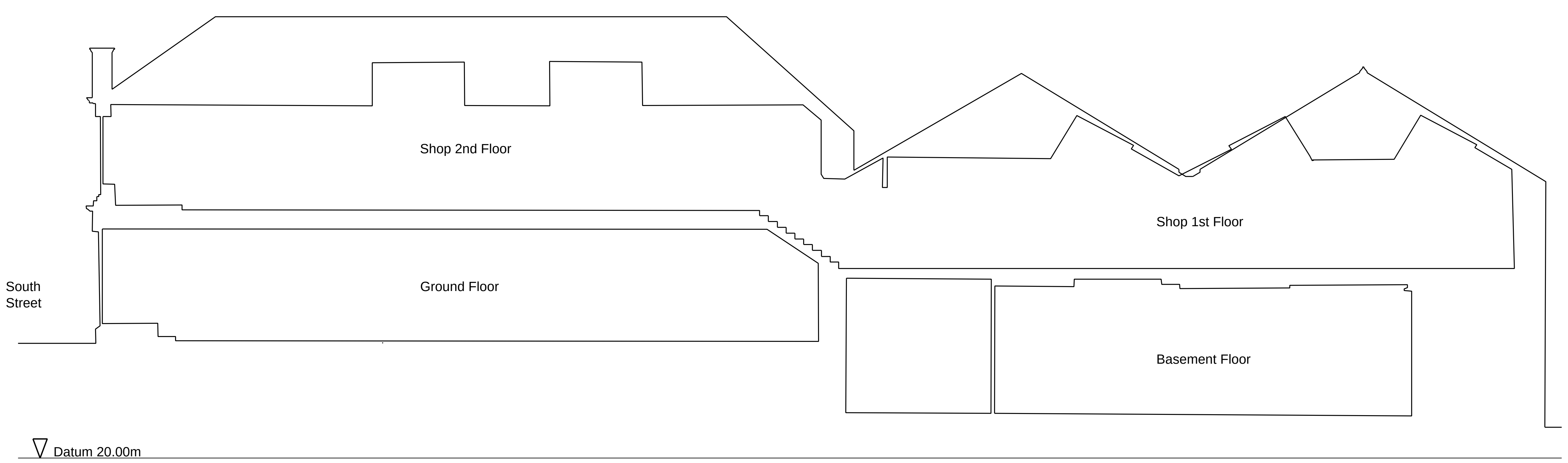
South Street Elevation



Side Elevation

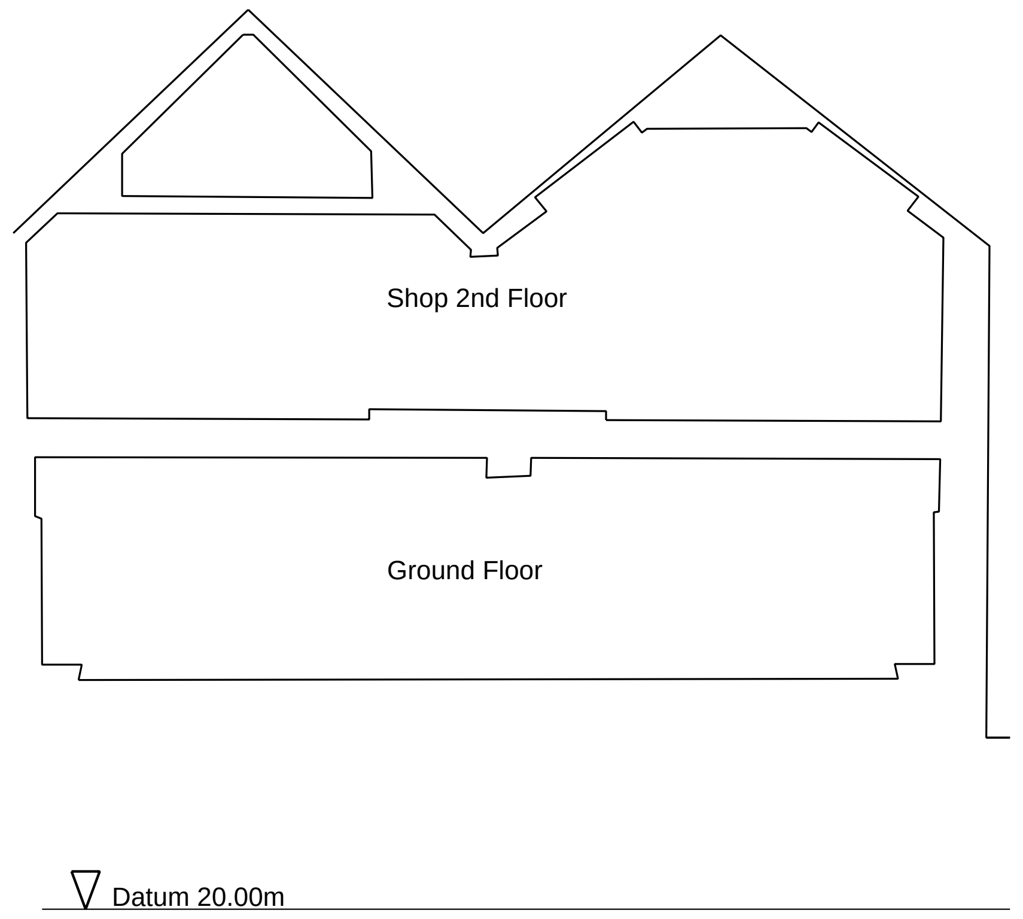


Rear Elevation



Building 1 – Toymaster
Section A - A

Building 1 – Toymaster
Section B - B



Building 1 – Toymaster
Section C - C

FIGURED DIMENSIONS ONLY TO BE USED

NOTES:

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SURVEY NOTES:

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LEGEND

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Issue	Revision	Initial	Date
P02	Client name and drawing title updated	GCO	05/02/24
P01	Initial Issue	CBA	19/01/24

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CIVIL + STRUCTURAL ENGINEERING

Forbes House | 15 Victoria Street | Aberdeen | AB10 1XB
t 01224 642 400 | w cameronross.

Mulberry House | 39-41 Harbour Road | Inverness | IV1 1UF
t 01463 570 100 | w cameronross.

Client:
Robertson Property Ltd

Project:
Proposed Development,
South Street, Elgin

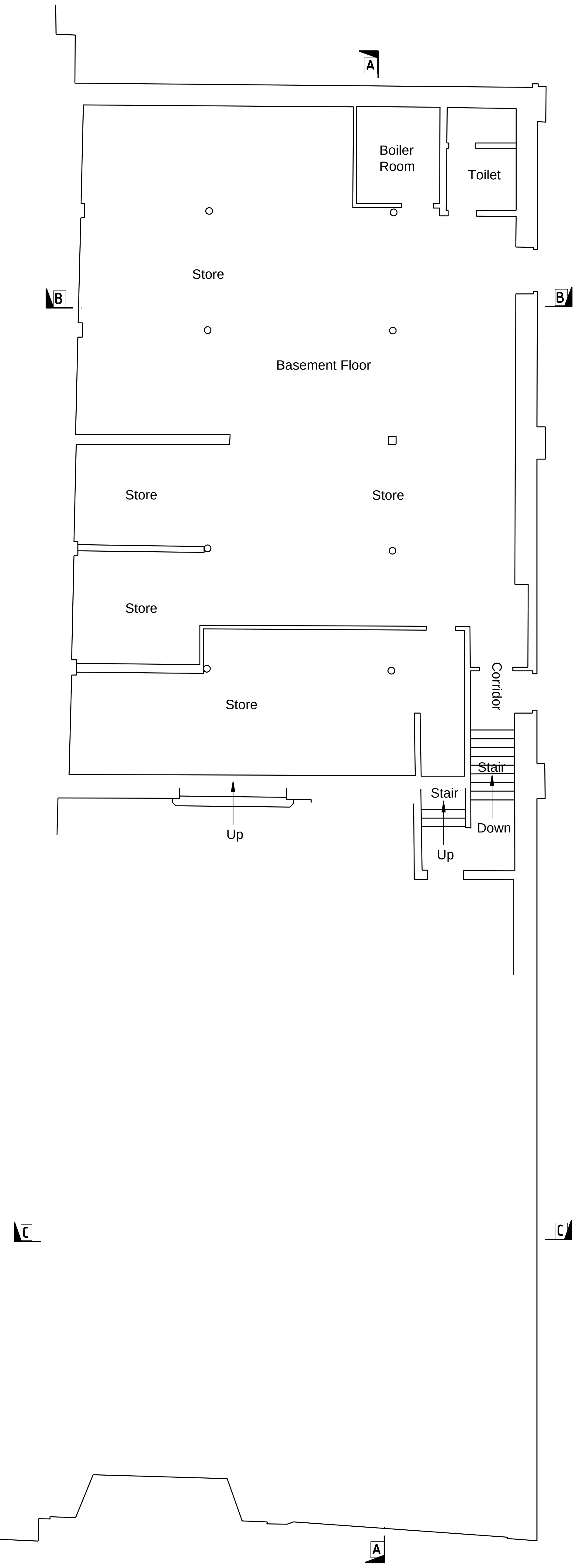
Drawing Title:
Existing Building 1 (Toyma
Elevation & Section A-A to

Status:
Planning

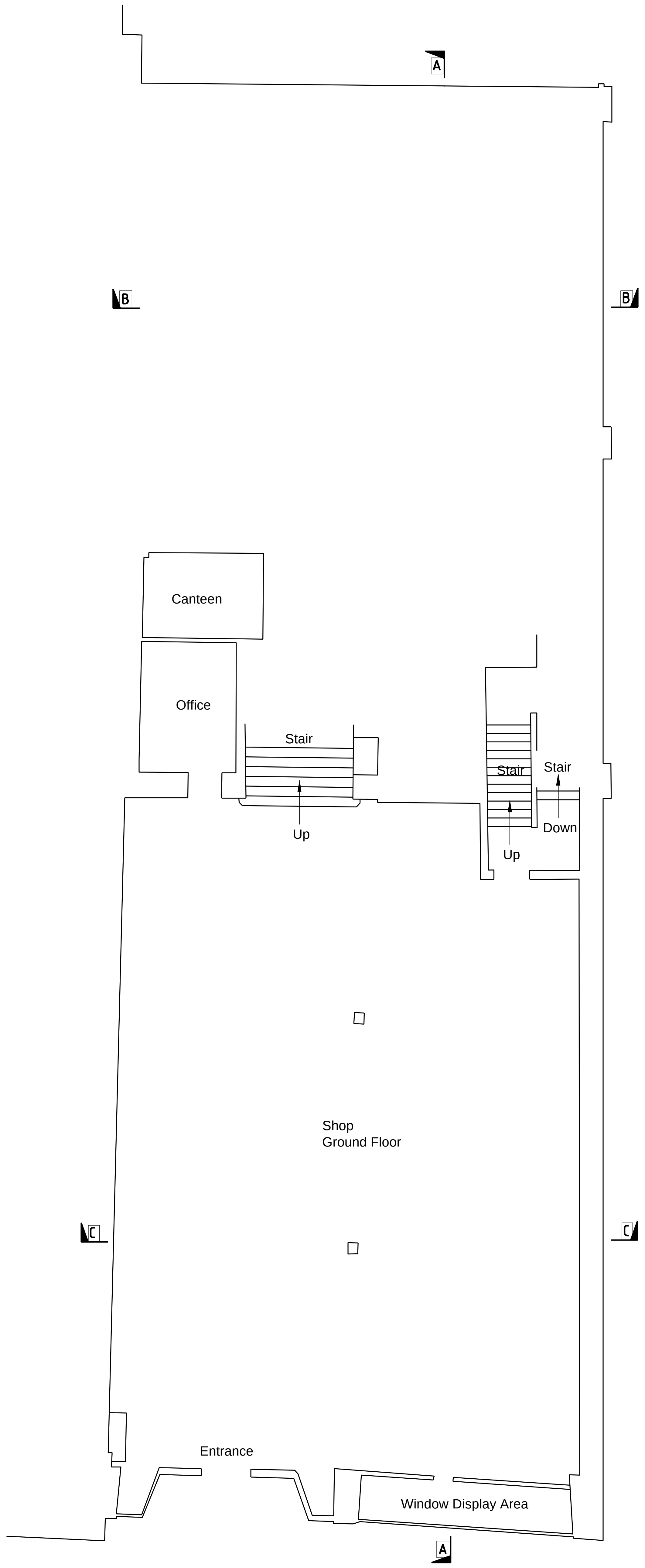
Scale: 1:100 @ A1
Date: 06/09/2022
By: DII
Checked: RAG
Approved: DII

C+R Ref:
220605-000
Rev.
P02

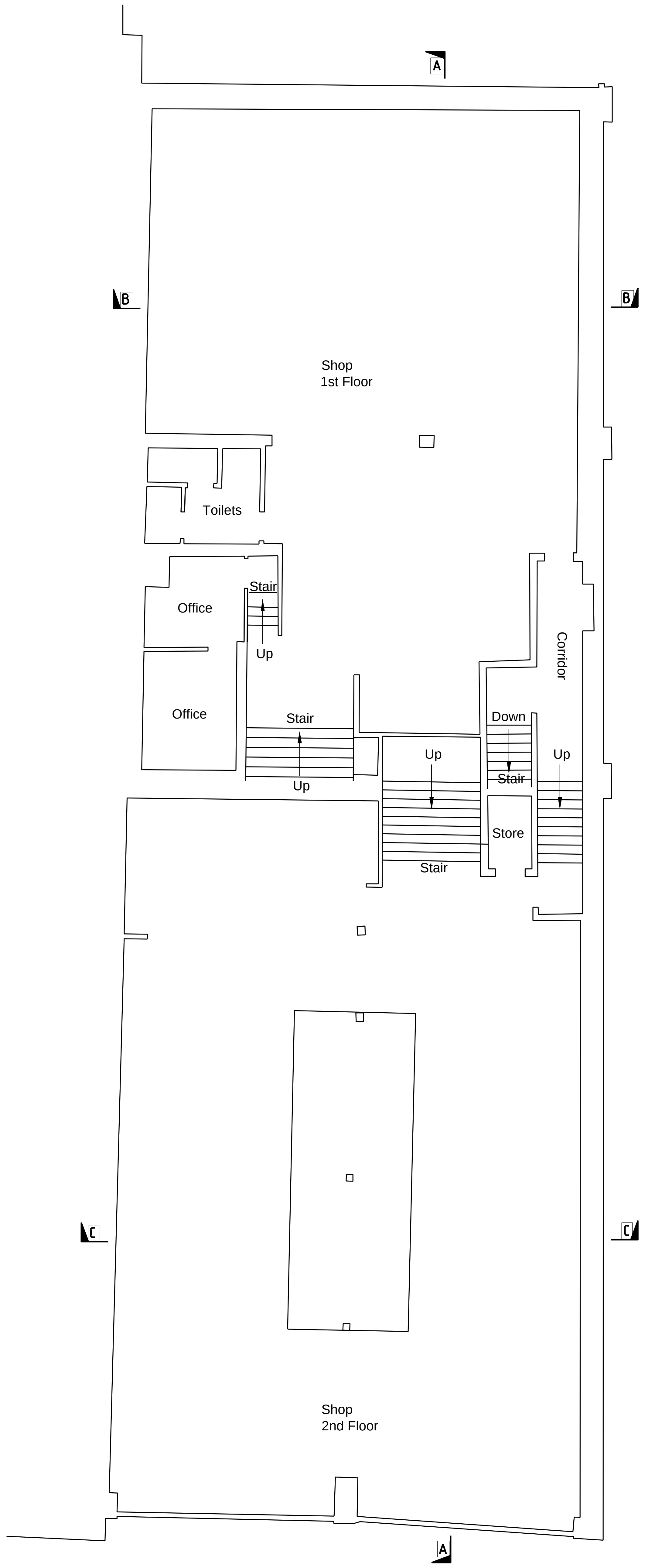
Dwg. No:
310SSE-CAM-XX-XX-DR-C-92-0004



Building 1 – Toymaster
Basement Floor Plan



Building 1 – Toymaster
Ground Floor Plan



Building 1 – Toymaster
1st & 2nd Floor Plan

FIGURED DIMENSIONS ONLY TO BE USED

NOTES:

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SURVEY NOTES:

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LEGEND

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P02	Client name and drawing title updated	GCO	05/02/24
P01	Initial Issue	CBA	19/01/24
Issue	Revision	Initial	Date

Cameron+Ross
CIVIL + STRUCTURAL ENGINEERING

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t 01224 642 400 | w cameronross.

Mulberry House | 39-41 Harbour Road | Inverness | IV1 1UF
t 01463 570 100 | w cameronross.

Client:
Robertson Property Ltd

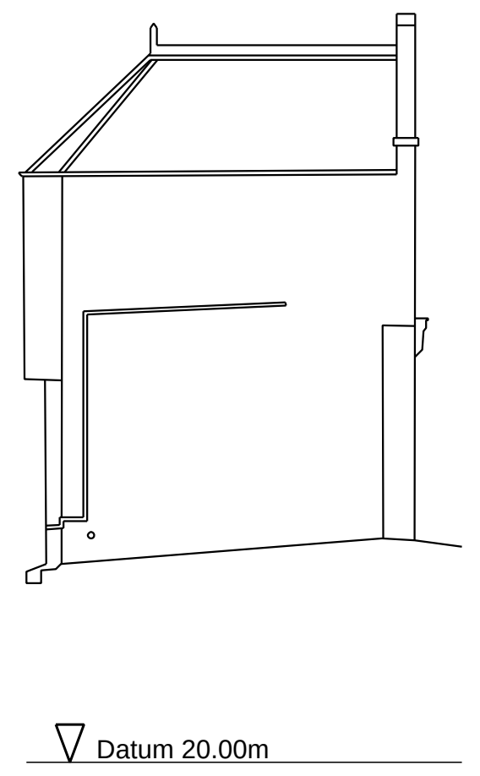
Project:
Proposed Development,
South Street, Elgin

Drawing Title:
Existing Building 1 (Toyma
Floorplans

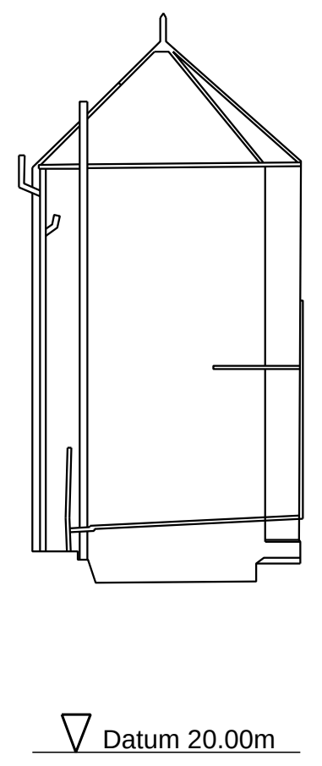
Status:
Planning

Scale: 1:100 @ A1
Date: 06/09/2022
By: DII
Checked: RAG
Approved: DII
C+R Ref: 220605-000
Rev. P02
Dwg. No: 310SSE-CAM-XX-XX-DR-C-92-0005

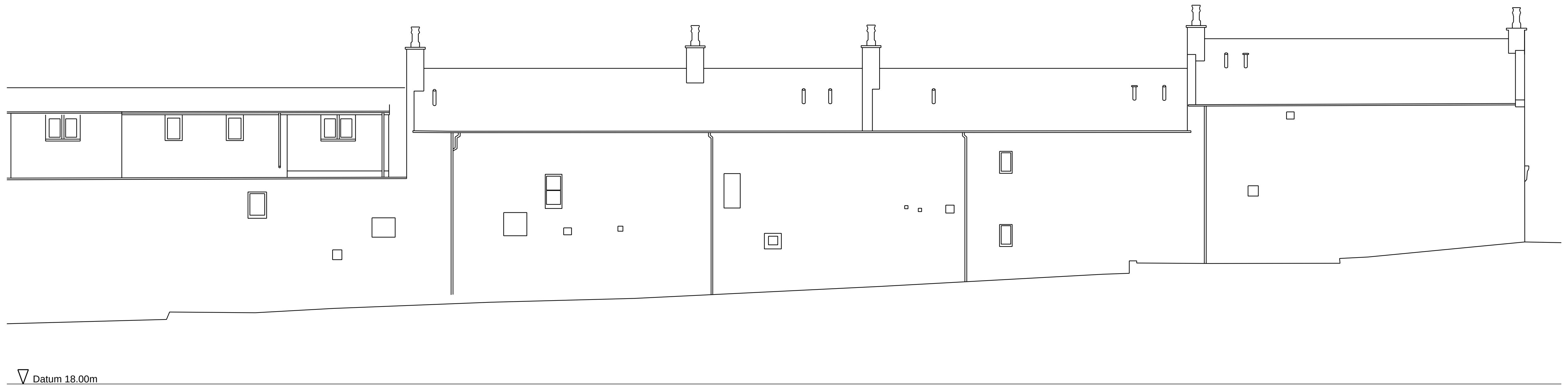
South Street Elevation



Side Elevation

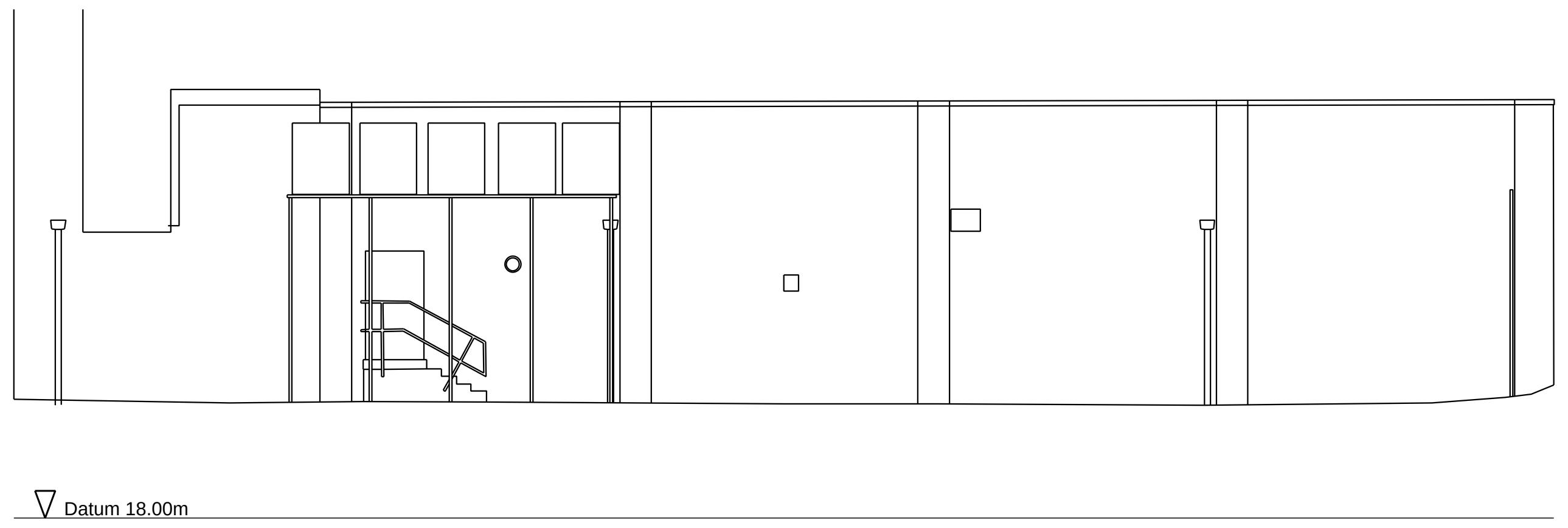


Rear Elevation

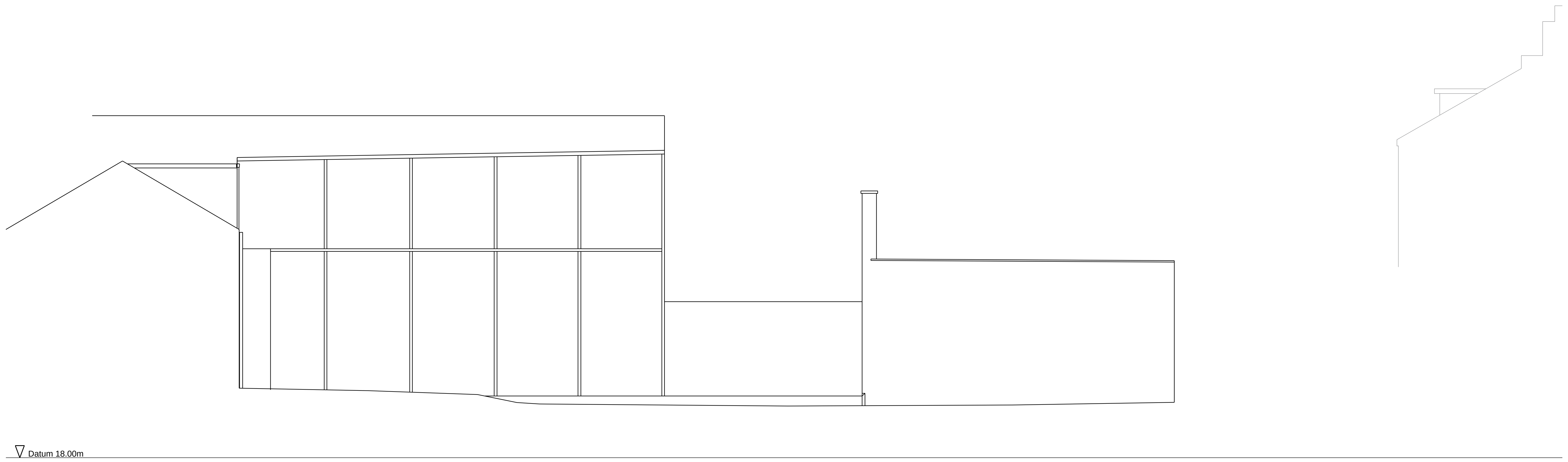


Elgin Hub (Car park) Rear Elevation

M&Co Rear Elevation



M&Co Side Elevation



M&Co Side Elevation

FIGURED DIMENSIONS ONLY TO BE USED

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Issue	Revision	Initial	Date
P02	Client name and drawing title updated	GCO	05/02/24
P01	Initial Issue	CBA	19/01/24

Cameron + Ross
CIVIL + STRUCTURAL ENGINEERING

Forbes House | 15 Victoria Street | Aberdeen | AB10 1XB
t 01224 642 400 | w cameronross.

Mulberry House | 39-41 Harbour Road | Inverness | IV1 1UF
t 01463 570 100 | w cameronross.

Client:
Robertson Property Ltd

Project:
Proposed Development,
South Street, Elgin

Drawing Title:
Existing Service Yard &
Car Park Elevations

Status:
Planning

Scale: 1:100 @ A0
Date: 08/08/2022
By: DII
Checked: RAG
Approved: DII

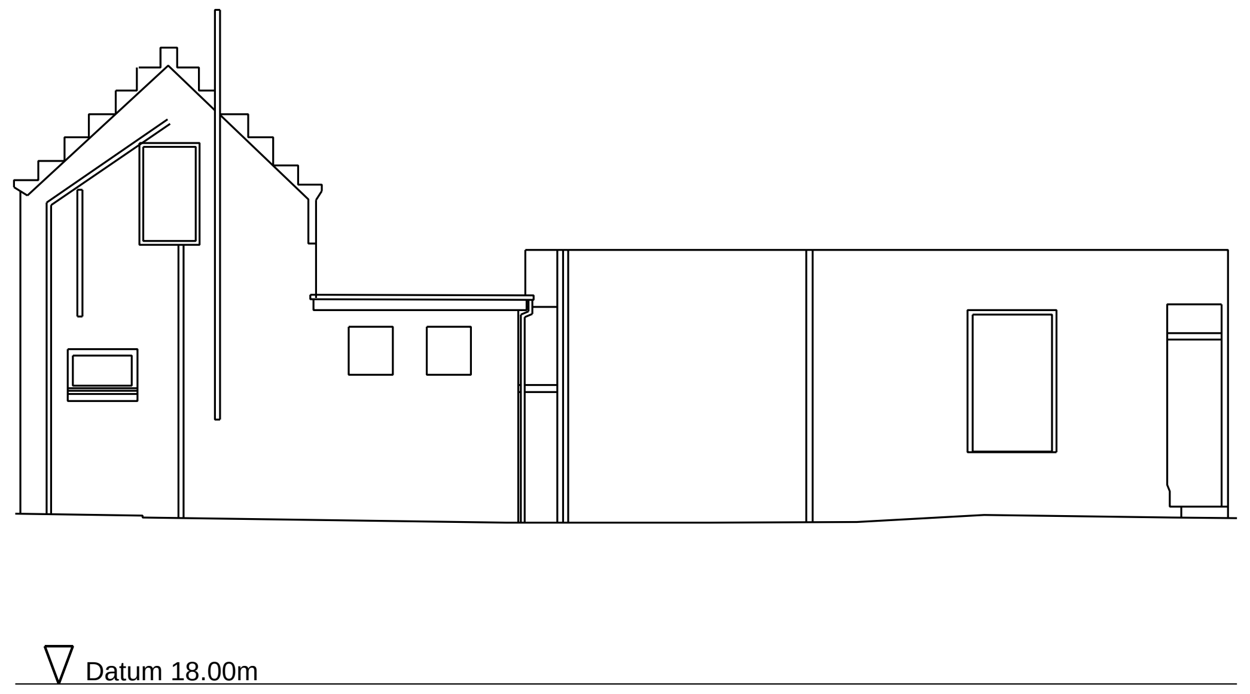
C+R Ref:
220605-000

Rev.
P02

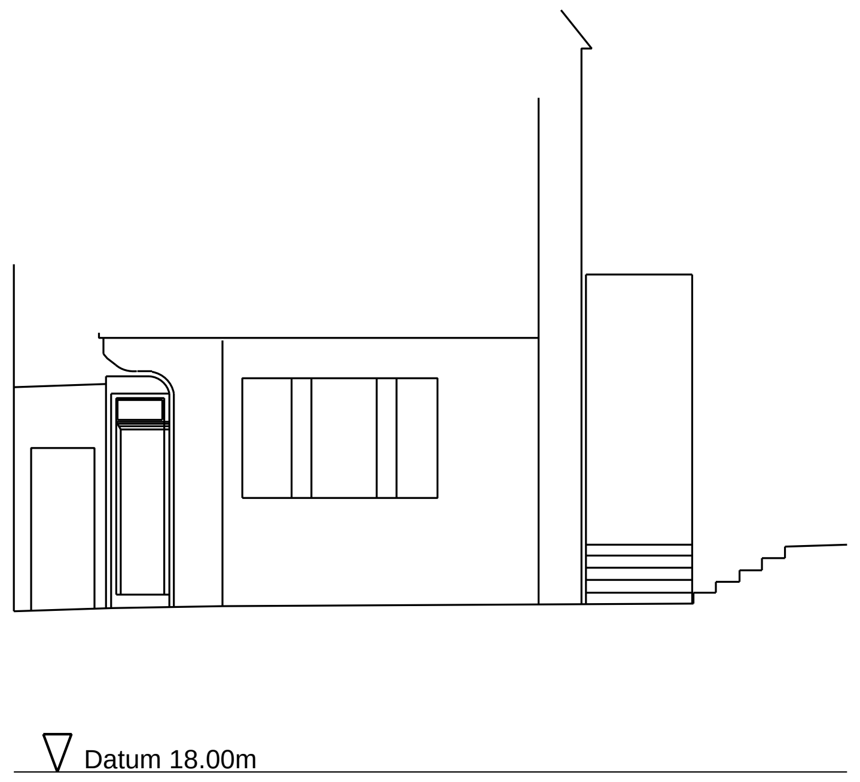
Dwg. No:
310SSE-CAM-XX-XX-DR-C-92-000

FIGURED DIMENSIONS ONLY TO BE USED

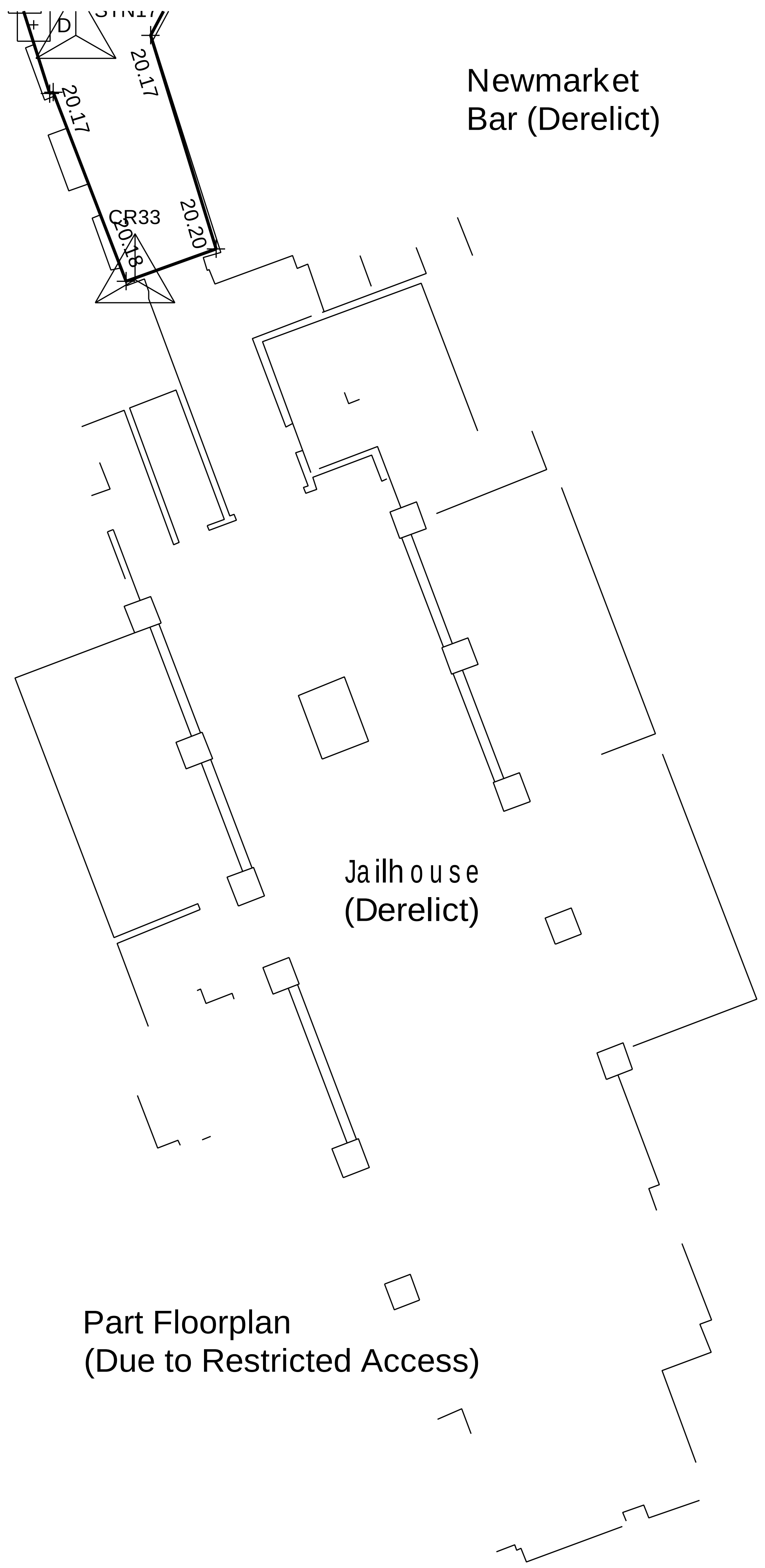
High Street Elevation



Newmarket Bar Elevation



Newmarket Bar Elevation



Part Floorplan
(Due to Restricted Access)

NOTES:

1. This drawing is to be read in conjunction with all other drawings and specifications.
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SURVEY NOTES:

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LEGEND

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LP - Lamp Post	WM - Water Meter

Issue	Revision	Initial	Date
P02	Client name and drawing title updated	GCO	05/02/24
P01	Initial Issue	CBA	19/01/24

Cameron+Ross
CIVIL + STRUCTURAL ENGINEERING

Forbes House | 15 Victoria Street | Aberdeen | AB10 1XB
t 01224 642 400 | w cameronross.

Mulberry House | 39-41 Harbour Road | Inverness | IV1 1UF
t 01463 570 100 | w cameronross.

Client:
Robertson Property Ltd

Project:
Proposed Development,
South Street, Elgin

Drawing Title:
Existing High Street Elevati
Newmarket Bar Elevations & Floc

Status:
Planning

Scale: 1:100 @ A1
Date: 09/09/2022

By: DII
Checked: RAG
Approved: DII

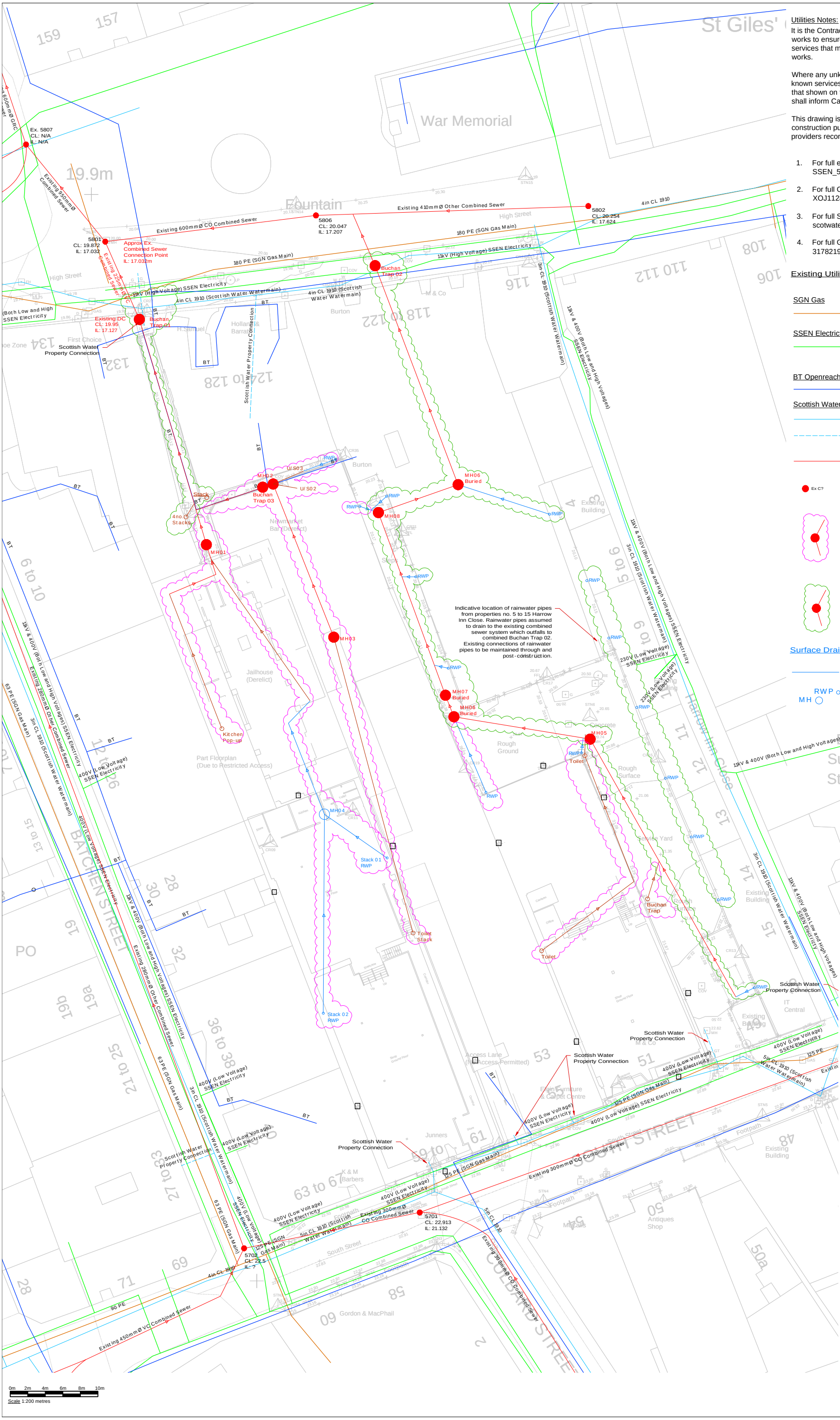
C+R Ref:
220605-000

Rev.
P02

Dwg. No:
310SSE-CAM-XX-XX-DR-C-92-0007

APPENDIX B

Existing Services Drawings & C+R Existing Combined Services Drawing



FIGURED DIMENSIONS ONLY TO BE USED

Utilities Notes:

It is the Contractors responsibility prior to any construction works to ensure they have located all buried or overhead services that may be affected by the proposed construction works.

Where any unknown existing services are encountered or known services locations, size and/or material type differ from that shown on this existing utilities layout then the Contractor shall inform Cameron + Ross.

This drawing is indicative only and should not be used for construction purposes. Please refer to specific utilities providers record drawings, as noted below.

1. For full electricity records refer to SSEN Drg. No: SSEN_58_1701943831_250. Date: 07/12/23.
2. For full Openreach BT records refer to Drg. No: XOJ11286N. Date: 07/12/23.
3. For full Scottish Water records refer to Drg. No: scotwater_20220923_160016_703807. Date: 23/09/23.
4. For full Gas records refer to SGN Drg. No: 31782192_SGN. Date: 07/12/23.

Existing Utilities Legend:

SGN Gas

🟧 Existing SGN Low Pressure Gas Mains

SSEN Electricty

🟩 Existing SSEN Electricity Cables (Low and High Voltages) Refer to this plan and SSEN plans for further info.

BT Openreach

🟦 Existing BT Infrastructure

Scottish Water

— Existing Water Distribution M

– – – Existing Water Connection intc Property

🟥 Existing combined foul water s

● Ex C? Existing combined foul water manhole with reference numbe per Scottish Water GIS Recorc

Existing drainage infrastructu be removed. Drainage trench/excavation to be replac with well compacted Type 1 hardcore, to be compacted in la not exceeding 225mm. Sewer alignment as per Draina Survey undertaken by UMS Ltd dated 08/01/2024 and on Scott Water GIS Plan.

Existing drainage infrastructu be maintained through constru stage and post-construction.

Surface Drainage

— Existing surface water drains at the site.

RWP ○ MH ◯ Existing surface water chambe rainwater pipes at the site.

Issue	Revision	Initial	Date
P04	Existing Drainage Information on site updated based on Drainage Survey	GCO	19/02/24
P03	Drawing Client name changed to 'Robertson Property Ltd'	GCO	05/02/24
P01	Initial Issue	GCO	20/12/23

Cameron+Ross
CIVIL + STRUCTURAL ENGINEERING

Forbes House | 15 Victoria Street | Aberdeen | AB10 1XB
t 01224 642 400 | w cameronross.

Mulberry House | 39-41 Harbour Road | Inverness | IV1 1UF
t 01463 570 100 | w cameronross.

Client:
Robertson Property Ltd

Project:
Proposed Development, South Street, Elgin

Drawing Title:
Existing Combined Servic Layout

Status:
Planning

North

Scale: 1:200 @ A1
Date: 18/12/2023
By: CBA
Checked: BAC
Approved: BAC

C+R Ref:
220605-000

Rev.
P0 4

Dwg. No:
310SSE-CAM-XX-XX-DR-C-96-0700

Scottish & Southern Electricity Networks

Map Centre: 321593, 862765		Grid Ref: NJ21596276
Scale: 1:1250	Page Size: A3	Plot Date: 07/12/2023
Designer Name: MJCmr7122		Job Number:

Network Type: All Voltages
UNCONTROLLED COPY
Subject to revision
Master held by SSEN Asset Data Team - Asset.Data@sse.com

Legend

Segments [Electric]
- Cable Segment.HV Route - 11.00 kV, Existing
- Cable Segment.LV Route - 230.0 V, Existing
- Cable Segment.LV Route - 400.0 V, Existing
- Cable Segment.Sub Route
- Cable Segment.Other Route - 400.0 V, Removed
- ▬ Joint Installation.HV Location - Straight, Existing
- ● Joint Installation.HV Location - Tee, Existing
- ● Joint Installation.HV Location - Pot End, Existing
- ▬ Joint Installation.LV Location - Unknown, Existing
- ● Joint Installation.LV Location - Service, Existing
- ▬ Joint Installation.LV Location - Straight, Abandoned
- ▬ Joint Installation.LV Location - Straight, Existing
- ● Joint Installation.LV Location - Tee, Abandoned
- ● Joint Installation.LV Location - Tee, Existing
- ● Joint Installation.LV Location - Pot End, Abandoned
- ● Joint Installation.LV Location - Pot End, Existing
- ● Joint Installation.LV Location - Capped End, Existing
- Fiber Optic.Existing Route - Pilot
- Fiber Optic.Existing Route - Other Telecomm
- ▬ Fiber Optic Joint.Existing Location - Straight

Equipment [Electric]
- ☐ Supply Point.LV Location - Other, Existing
- ● Supply Point.LV Location - Street Furniture, Existing
- ● Supply Point.LV Location - Property, Existing

Distribution Structures [Electric]
- ☐ Pillar/Link Box.View Extent - Existing
- ☐ Pillar/Link Box.View Extent - Removed
- ■ Pillar/Link Box.Existing Location - Feeder/Distribution
- ■ Pillar/Link Box.Existing Location - Link Box
- ■ Pillar/Link Box.Removed Location - Link Box

- Duct.Route
- ☐ Cross Section.Extent
- Cross Section.Route

Substation Site [Electric]
- ☐ Substation.Existing Extent
- ○ Substation.Existing Location

Annotations [Electric]
- Marker Anno.Leader Line 1:500

Common [Electric]
- ☐ Marker.Location
- ▲ Schematic Connector.LV Pin1 - Blue Triangle
- ● Schematic Connector.LV Pin1 - Blue Circle
- ■ Schematic Connector.LV Pin1 - Blue Square
- ● Schematic Connector.LV Pin1 - Green Circle
- ■ Schematic Connector.LV Pin1 - Green Square
- ★ Schematic Connector.LV Pin1 - Blue Star
- ◆ Schematic Connector.LV Pin1 - Blue Diamond
- ◆ Schematic Connector.LV Pin1 - Green Diamond
- ● Schematic Connector.MV Pin2 - Blue Circle
- ■ Schematic Connector.MV Pin2 - Blue Square
- ● Schematic Connector.LV Pin2 - Orange Circle
- ■ Schematic Connector.LV Pin2 - Orange Square
- ▲ Schematic Connector.LV Pin2 - Blue Triangle
- ● Schematic Connector.LV Pin2 - Blue Circle
- ■ Schematic Connector.LV Pin2 - Blue Square
- ▲ Schematic Connector.LV Pin2 - Green Triangle
- ● Schematic Connector.LV Pin2 - Green Circle
- ■ Schematic Connector.LV Pin2 - Green Square
- ★ Schematic Connector.LV Pin2 - Blue Star
- ◆ Schematic Connector.LV Pin2 - Blue Diamond

VOLTAGES (V)

LV (Low Voltage) and Services	up to 1,000V
HV (High Voltage)	over 1,000V to 11,000V
EHV (Extra High Voltage)	22,000V to 132,000V
Transmission	275,000V and 400,000V

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

	Services	LV	HV	EHV
FOOTPATH/UNMADE	0.45m	0.45m	0.6m	0.8m
ROAD CROSSING	0.6m	0.6m	0.75m	0.9m
AGRICULTURAL	1m	1m	1m	1.1m

WARNING

There may have been subsequent alterations to the surface levels. Trial holes must be taken to determine positions and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive - Avoiding Danger from Buried Cables - should be consulted before commencing excavation work.

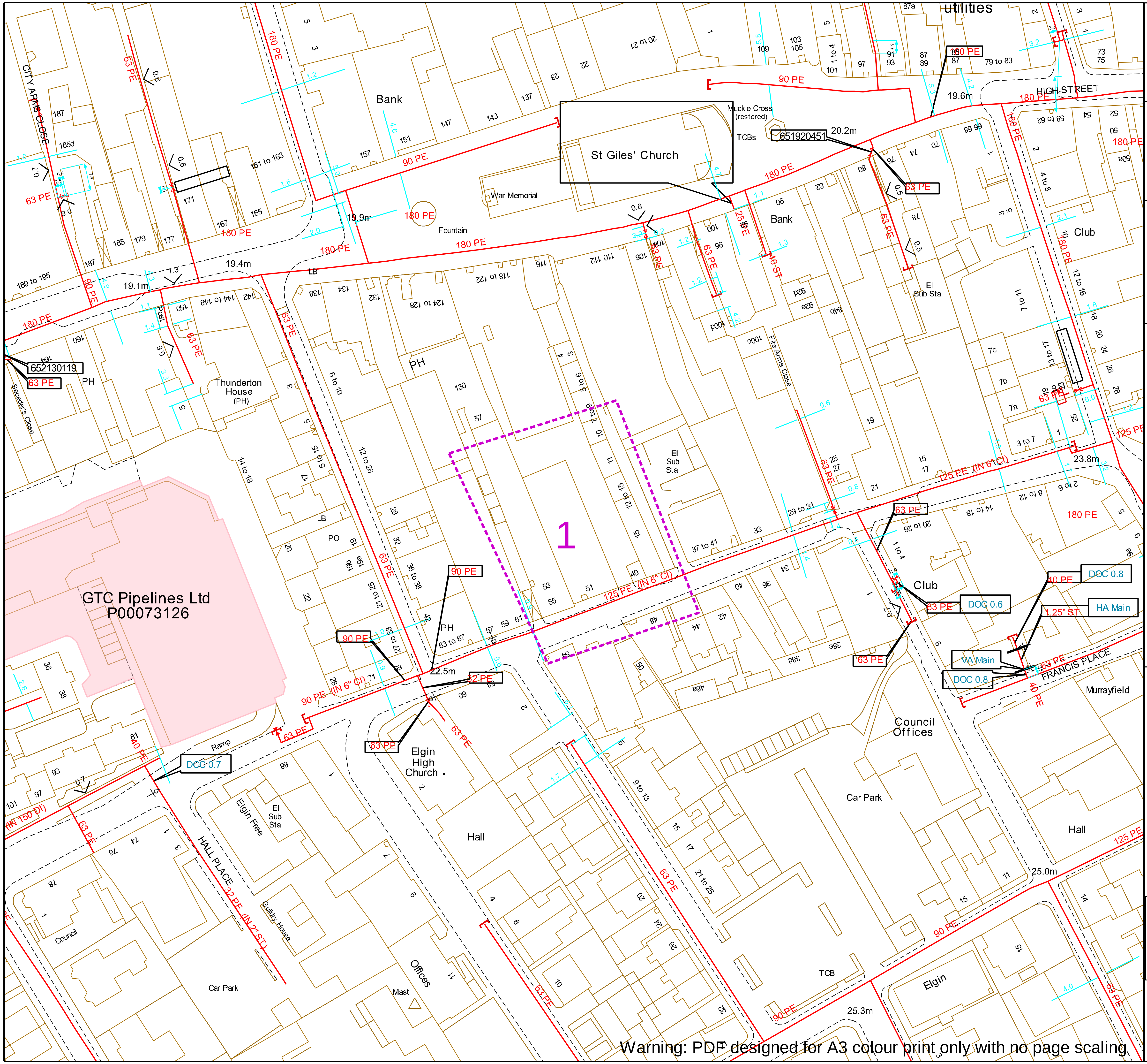
WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTE GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

If you are unsure & need to seek advice before commencing excavations please contact;

General Enquiries	0800 048 3516

Scottish Hydro Electric Power Distribution plc
Registered Office: Inveralmond House
200 Dunkeld Road Perth PH1 3AQ
Registered in Scotland No. SC213460

Subject to revision - Master held by SSEN Distribution Asset Data Team:
Asset.Data@sse.com 01256 337 294



Warning: PDF designed for A3 colour print only with no page scaling

SGN
Your gas. Our network.

Contact Us
SGN Safety Admin Team:
0800 912 1722
Email:
plantlocation@sgn.co.uk

Date Requested: 06/12/2023
Job Reference: 31782192
Site Location: 321576 862751
Requested by: Mr Cameron Barclay

Your Scheme/Reference: 220605

Scale: 1:1000 (When plotted at A3)

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

Low Pressure Mains
Medium Pressure Mains
Intermediate Pressure Mains
High Pressure Mains
LAs
GTs 🟥
SSSIs 🟩

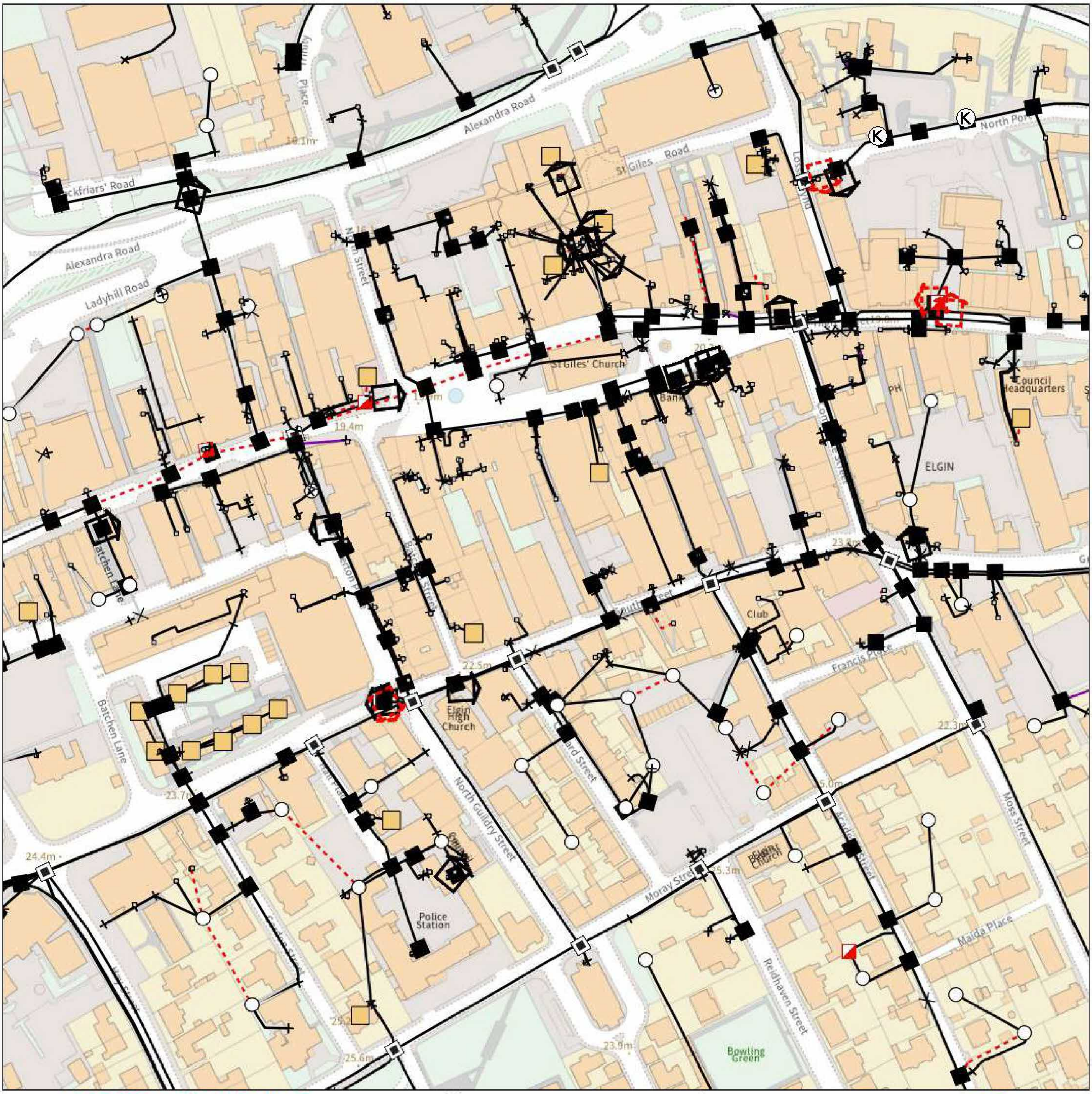
Some Examples Of Plant Items
Valve 5
Syphon ○
Depth of Cover $
Diameter Change =
Material Change "

Digsite: Line: Area:

Linesearch before u dig

This plan is reproduced from or based on the OS map by Scotia Gas Networks plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Southern Gas – 100044373 and Scotland Gas – 100044366.

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

KEY TO BT SYMBOLS	Planned	Live
PCP	▨	⊠
Pole	○	○
Box	◩	■
Manhole	▣	▣
Cabinet	⌂	⌂

Change Of State	+	Hatchings	▨
Split Coupling	×	Built	∧
Duct Tee	▲	Planned	- -
Building	🟧	Inferred	∧
Kiosk	Ⓚ	Duct	∧

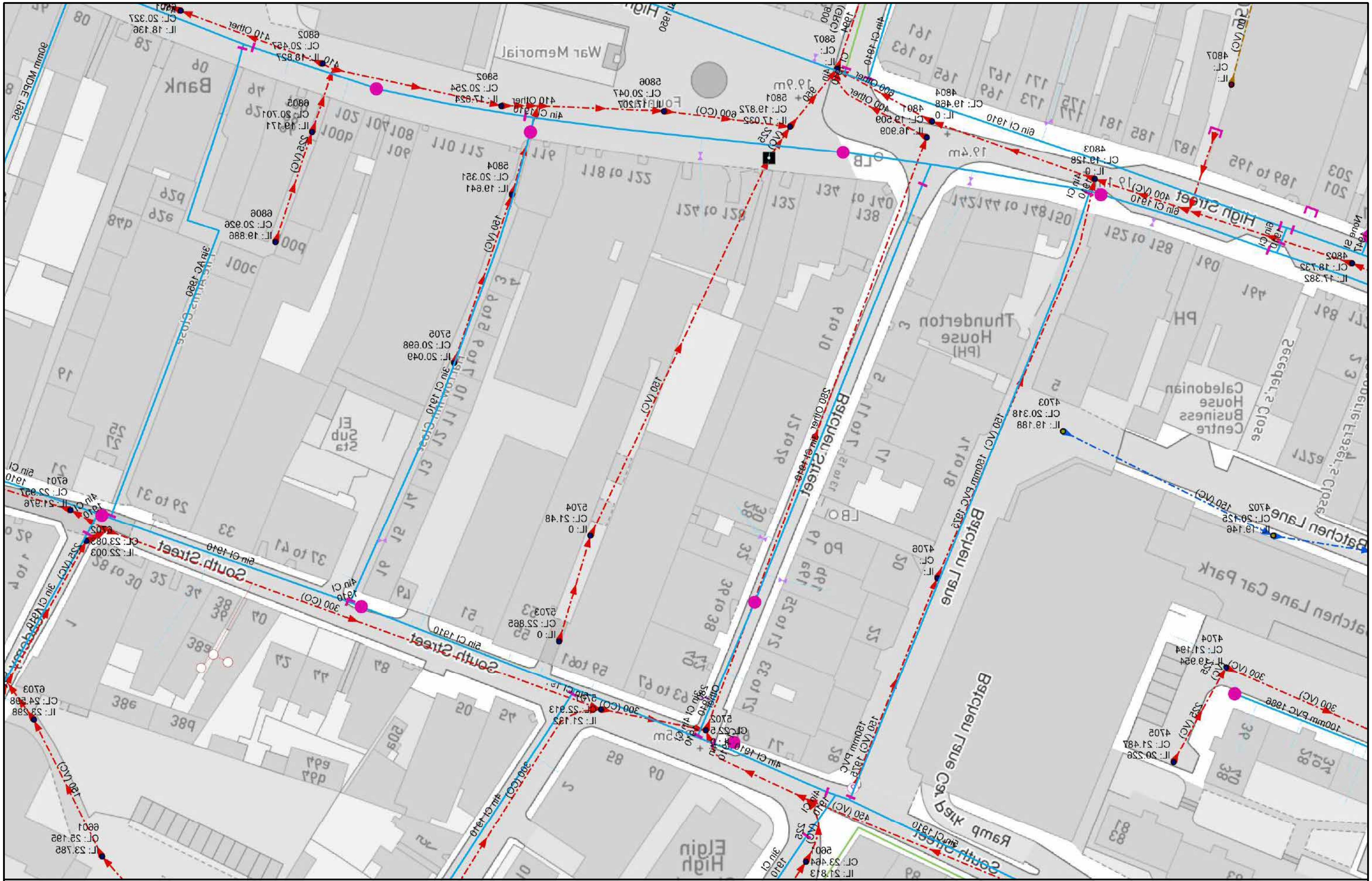
Other proposed plant is shown using dashed lines.
BT Symbols not listed above may be disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.

	Pending Add	In Place	Pending Remove	Not In Use
Power Cable	↯ ↯	↯ ↯	↯ ↯	↯ ↯
Power Duct	↯ ↯	↯ ↯	↯ ↯	N/A

Reproduced from the Ordnance Survey map by BT
by permission of Ordnance Survey on behalf of the
Controller of Her Majesty's Stationary Office

BT Ref : XOJ11286N
Map Reference : (centre) NJ2157562768
Easting/Northing : (centre) 321575,862768
Issued : 07/12/2023 11:28:52

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk



Warning! Damaging a large diameter trunk main (12"/300mm and above) can result in loss of life and major water supply and water quality problems. If you're planning any extension work in the vicinity of any large diameter mains shown on our maps, you must contact Scottish Water to arrange a site visit 08000 778 778 WELL IN ADVANCE OF THE WORKS

Plotted By: bclark@cameronross.co.uk

The representation of physical assets and the boundaries of areas in which Scottish Water and others have an interest does not necessarily imply their true positions. For further details contact the appropriate District office.

Date: 23/09/2022

South Street - Scottish Water

0 3.25 6.5 13 Meters

SCALE: 1:661

The Bridge
6 Buchanan Gate
Stepps
Glasgow
G33 6FB

Tel No: 08000 778 778

APPENDIX C

Cameron + Ross Demolition Layout

FIGURED DIMENSIONS ONLY TO BE USED

DEMOLITION LAYOUT

SCALE 1:250

LEGEND

▨ DENOTES AREA TO BE DEMOLISHED

220605 - SOUTH STREET, REGENERATION PROJECT, ELGIN:-

GENERAL NOTES AND METHOD STATEMENT FOR DEMOLITION OF EXISTING BUILDINGS AT THE ABOVE DEVELOPMENT ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION, BILL OF QUANTITIES, ARCHITECT'S DEMOLITION DRAWINGS AND NOTES.

GENERAL / PROPERTY SERVICES REQUIREMENTS:-

1. THE CONTRACTOR SHALL ENSURE THAT ALL DEMOLITION WORK IS CARRIED OUT IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UNDER NOTED DOCUMENTS:
   - CDM REGULATIONS 2015.
   - BUILDING SCOTLAND ACT 2003.
   - THE BUILDING OPERATIONS (SCOTLAND) REGULATIONS 1975 AS MODIFIED OR BYE-LAWS OF MORAY COUNCIL.
   - HEALTH AND SAFETY AT WORK ACT 1974.
   - HEALTH & SAFETY PUBLICATION NO. 74 AND NOTES FOR GUIDANCE GS29 PARTS 1 TO 4.
   - CONTROL OF POLLUTION ACT 1974.
   - NEW ROADS AND STREET WORKS ACT 1991.
   - CONSTRUCTION (HEALTH, SAFETY AND WELFARE) REGULATIONS 1996.
   - B.S. 1139 : METAL SCAFFOLDING.
   - B.S. 5528 : PART 1 : 2009 GUIDE TO BASIC INFORMATION AND PROCEDURES FOR NOISE CONTROL.
   - B.S. 5528 : PART 2 : GUIDE TO NOISE CONTROL LEGISLATION FOR CONSTRUCTION AND DEMOLITION, INCLUDING ROAD CONSTRUCTION AND MAINTENANCE.
   - B.S. 5973 : 1993 CODE OF PRACTICE FOR ACCESS AND WORKING SCAFFOLDS AND SPECIAL SCAFFOLD STRUCTURES IN STEEL.
   - B.S. 5974 : 2010 CODE OF PRACTICE FOR TEMPORARY INSTALLED SUSPENDED SCAFFOLDS AND ACCESS EQUIPMENT.
   - B.S. 5975 : 2008 CODE OF PRACTICE FOR FALSEWORK.
   - B.S. 6187 : 2011 CODE OF PRACTICE FOR DEMOLITION.
2. THE CONTRACTOR SHALL DEMOLISH THE WORKS IN STRICT ACCORDANCE WITH THE SPECIFICATION AND THE CONTRACT DRAWINGS.
3. ANY DEFECTIVE WORK, OR WORK THAT IN THE OPINION OF THE ENGINEER DOES NOT COMPLY WITH THE SPECIFICATION OR DRAWINGS SHALL BE RECTIFIED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE.
4. THE CONTRACTOR SHALL HOLD ALL NECESSARY LICENSES AND CERTIFICATES REQUIRED FOR CARRYING OUT THE WORKS AND SHALL INDEMNIFY THE EMPLOYER AGAINST SUCH CLAIMS ARISING AS A RESULT OF HIS FAILURE TO SECURE SUCH LICENSES AND/OR CERTIFICATES.
5. THE DEMOLITION MUST NOT INTERFERE WITH THE STRUCTURAL INTEGRITY OF ANY ADJACENT BUILDING OR STRUCTURE, ENSURING ALSO THAT THEY REMAIN WIND AND WATER TIGHT.
6. ON COMPLETION OF THE DEMOLITION, THE CONTRACTOR IS TO ENSURE THAT THE SITE IS LEFT WITH ALL VOIDS INFILLED AND COMPACTED.

GENERAL DEMOLITION:-

1. ALL FOUNDATIONS ASSOCIATED WITH THE BUILDING ARE TO BE REMOVED UNLESS NOTED OTHERWISE.
2. ALL EXISTING HARD STANDING AREAS OUT WITH THE BUILDING ARE TO BE LEFT.

TEMPORARY SUPPORTS AND ACCESS PLATFORMS:-

1. RESPONSIBILITY FOR TEMPORARY SUPPORTS AND ACCESS SCAFFOLD LIE WITH THE CONTRACTOR WHO SHALL PROVIDE, ERECT, MAINTAIN AND SUBSEQUENTLY REMOVED ALL NECESSARY SCAFFOLDING, NEEDLES, DEAD AND RAKING SHORES NECESSARY TO ENSURE THE STABILITY AND SAFETY OF THE WORKS IN THE COURSE OF DEMOLITION.
2. THE DEMOLITION CONTRACTOR WILL BE RESPONSIBLE FOR ANY TEMPORARY WORKS DESIGN AND CO-ORDINATION.
3. ALL SCAFFOLDING SHALL BE FULLY CLAD EXTERNALLY WITH DEBRIS NETTING TO CONTAIN ANY FALLING MATERIAL AND HAVE TOE BOARDS (BS:5974) AND HANDRAILING. IN ADDITION, SCAFFOLD TO NEIGHBOURING PROPERTIES OR PUBLIC AREAS SHALL HAVE A SCAFFOLD BOARDED FAN INSTALLED. ANY SCAFFOLD ERECTED TO THE PERIMETER OF THE SITE SHALL HAVE BOARDING OR "HERAS" FENCING FITTED TO THE SAME.
4. APPROPRIATE SITE SECURITY IS TO BE PROVIDED THROUGHOUT THE DURATION OF THE WORKS.
5. THE CONTRACTOR IS TO ENSURE ALL OCCUPANTS HAVE LEFT THE BUILDINGS PRIOR TO DEMOLITION WORKS COMMENCING.
6. WHERE SERVICES EXIST WITHIN THE SITE THAT ARE TO REMAIN AS THEY SERVE ADJOINING PROPERTIES THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THESE DURING THE COURSE OF THE WORKS. ATTENTION IS DRAWN TO THE BT SERVICES IN THE NORTHERN PART OF THE SITE THAT APPEAR TO BE SERVING THE ADJOINING HIGH STREET PROPERTIES.

TEMPORARY SITE ACCOMMODATION AND WORKS:-

1. THE SITING OF ALL TEMPORARY BUILDINGS SHALL BE AGREED WITH THE PRINCIPLE DESIGNER BEFORE WORK COMMENCES. UPON COMPLETION OF THE WORKS, THE CONTRACTOR SHALL REMOVE ALL ACCOMMODATION, PLANT, TEMPORARY BARRICADING, FENCING ETC. FROM THE SITE. THE SITE SHALL BE LEFT IN A NEAT AND TIDY MANNER AND TO BE FINISHED OFF LEVEL. GROUND WILL BE LEFT GRADED TO SUIT THE FINISHED SITE LEVELS, BUT WILL HAVE NO PITS.

AVOIDANCE OF NUISANCE AND PROTECTION TO PUBLIC:-

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROVIDE PROTECTION TO THE PUBLIC AND TO AVOID THE RISK OF INCONVENIENCE TO THE ADJOINING OWNERS AND PUBLIC. DEBRIS IS TO BE FREQUENTLY SPRAYED WITH WATER TO MINIMISE NUISANCE FROM DUST AND WALL MATERIALS, RUBBISH AND RUBBLE ARE TO BE REMOVED FROM THE SITE AS THEY ACCRUE.
2. THE CONTRACTOR SHALL TAKE MEASURES TO CONTROL NOISE IN RELATION TO ANY DEMOLITION OR CONSTRUCTION WORKS PARTICULARLY WHERE SUCH WORKS ARE ADJACENT TO OCCUPIED PROPERTY WHERE A HIGH SENSITIVITY TO NOISE MAY BE ANTICIPATED, AND TO ASCERTAIN FROM THE LOCAL AUTHORITIES HEALTH AND STANDARDS OFFICE WHAT REQUIREMENTS OR RESTRICTIONS, IF ANY, SHALL APPLY TO THE WORKS IN THIS RESPECT.

EXCAVATIONS TO SITE BOUNDARIES:-

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING EXCAVATIONS TO SITE BOUNDARIES ARE UNDERTAKEN IN A SAFE MANNER.
2. ATTENTION IS DRAWN TO THE SOUTH STREET BOUNDARY WHERE EXCAVATIONS WILL BE REQUIRED UP TO THE BOUNDARY WHICH ABUTS THE PUBLIC FOOTPATH & ROAD. THE CONTRACTOR SHALL ENSURE STABILITY OF EXCAVATIONS IS PROVIDED FOR AND SEQUENCE THE WORKS TO AVOID UNDERMINING THE PUBLIC FOOTPATH.
3. THERE ARE EXISTING SERVICES WITHIN SOUTH STREET WHICH THE CONTRACTOR SHOULD MARK OUT & ENSURE THE WORKS DO NOT EFFECT & THEREFORE PROVIDE ANY PROTECTION DEEMED NECESSARY TO THESE SERVICES.
4. WHERE EXCAVATIONS ARE TO TAKE PLACE ADJACENT TO EXISTING BUILDING, THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT EXISTING BUILDING FOUNDATIONS ARE NOT UNDERMINED. WHERE IN DOUBT, GUIDANCE SHOULD BE SOUGHT FROM THE ENGINEER. REFERENCE SHOULD BE MADE TO EXISTING DRAWINGS AND GROUND INVESTIGATION REPORT.

SITE BOUNDARIES:-

1. REFERENCE SHOULD BE MADE TO THE ARCHITECT'S LAYOUT FOR THE PRECISE LOCATION OF LEGAL BOUNDARIES.

BACKFILLING AND UPFILLING OF EXCAVATIONS:-

1. MATERIAL OBTAINED FROM THE DEMOLITION AND EXCAVATIONS SHALL, IF APPROVED BY THE ENGINEER, FOR BACKFILLING OR FOR OTHER RE-USE ON THE SITE, BE SET ASIDE IN APPROVED TEMPORARY SPOIL HEAPS. IN THE EVENT OF THERE BEING INSUFFICIENT SPACE WITHIN THE SITE, THE MATERIAL SHALL BE DISPOSED OFF SITE AS DIRECTED. MATERIAL OBTAINED FROM THE EXCAVATIONS WHICH IS UNSUITABLE FOR RE-USE, OR IS SURPLUS TO REQUIREMENTS, SHALL BE DISPOSED OFF SITE TO AN APPROVED TIP.
2. THE MATERIAL WHICH SHOULD PASS THROUGH A 150mm DIAMETER RING SHALL BE WELL GRADED AND FREE FROM SULPHATES AND OTHER DELETERIOUS MATTER. IN ALL CASES, BACKFILLING SHALL BE CAREFULLY CARRIED OUT IN LAYERS NOT EXCEEDING 150mm IN DEPTH AFTER CONSOLIDATION AND EACH LAYER SHALL BE THOROUGHLY CONSOLIDATED TO THE REQUIREMENTS OF SECTION 600 AND TABLE 6/1, 6/2, AND 6/4 CONTAINED IN THE "SPECIFICATION FOR HIGHWAY WORKS" PUBLISHED BY THE SCOTTISH DEVELOPMENT DEPARTMENT.
3. THE PROPOSED METHOD OF COMPACTING SHALL BE SUBMITTED FOR THE ENGINEER'S APPROVAL.
4. MASS CONCRETE UPFILL SHALL NOT BE USED UNLESS SPECIFICALLY INSTRUCTED BY THE ENGINEER.

SITE CLEARANCE:-

1. THE CONTRACTOR SHALL DISPOSE OF THE SPOIL MATERIAL TO LICENSED TIPS AND SHALL INCLUDE IN HIS TENDER FOR ANY CHEMICAL TESTS OR MIXING OF SPOIL MATERIAL PRIOR TO DISPOSAL AS NECESSARY.

SITE HOARDING AND SITE SECURITY:-

1. PRIOR TO COMMENCING THE DEMOLITION, THE CONTRACTOR SHALL ERECT OUTSIDE THE PERIMETER OF THE SITE, SECURITY FENCING OR HOARDING AS APPROPRIATE, OF A HEIGHT OF NOT LESS THAN 2.0m, TO THE SATISFACTION OF THE ENGINEER AND LOCAL AUTHORITY. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY LICENSES FOR THE HOARDING ERECTION AND OCCUPATION OUT WITH THE SITE.
2. THE SECURITY FENCING / HOARDING SHALL BE SUCH AS TO DETER ENTRY TO THE SITE.
3. THE ACCESS GATE(S) SHALL BE SECURED AT THE ENDING OF EACH WORKING DAY

ACCESS TO SITE AND ADJOINING PROPERTIES:-

1. ACCESS TO THE SITE CAN BE GAINED FROM THE EXISTING ENTRANCE.
2. NO SPECIFIC PEDESTRIAN AND VEHICULAR ACCESS REQUIRES TO BE MAINTAINED.

DISCONNECTION AND GRUBBING OF EXISTING SERVICES:-

1. PRIOR TO COMMENCING DEMOLITION, THE CLIENT SHALL NOTIFY THE STATUTORY BODIES TO ENSURE THAT SERVICES ARE DISCONNECTED OR ARRANGE FOR DISCONNECTION OF SERVICES WHERE THEY ARE LIVE.
2. THE CONTRACTOR'S ATTENTION IS DRAWN TO THE FACT THAT THE INFORMATION GIVEN ON THIS OR OTHER DRAWINGS REGARDING EXISTING SERVICES CANNOT BE GUARANTEED AND HE SHALL BE ENTIRELY RESPONSIBLE FOR ESTABLISHING THE PRESENCE OF EXISTING SERVICES ON THE SITE PRIOR TO COMMENCEMENT OF DEMOLITION / EXCAVATION. THE CONTRACTOR SHALL ALSO SATISFY HIMSELF AS TO THE EXACT POSITION OF THESE WORKS BY TRIAL HOLES OR OTHERWISE.
3. TO SATISFY THE INDUSTRIAL POLLUTION CONTROL, NO TOXIC MATERIAL DEBRIS WILL BE PERMITTED TO CONTAMINATE THE DRAINAGE SYSTEM.
4. ALL REDUNDANT DRAWINGS SHALL BE REMOVED ENTIRELY FROM SITE.

RETAINING WALLS:-

1. ALL INTERNAL RETAINING WALLS ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON PLANS, INCLUDING THEIR FOUNDATIONS.

DILAPIDATION SURVEY:-

1. THE CONTRACTOR SHALL CARRY OUT A DILAPIDATION SURVEY OF ALL SURROUNDING BUILDINGS, ROADS, FOOTPATHS ETC. ALL DEFECTS SHALL BE NOTED, PHOTOGRAPHED AND AGREED PRIOR TO THE COMMENCEMENT OF THE WORKS.

FACADE RETENTION:-

1. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING THE TEMPORARY WORKS NECESSARY TO THE NO. 59-91 FACADE TO BE RETAINED.
2. THE CONTRACTOR SHALL PROVIDE, ERECT, MAINTAIN AND SUBSEQUENTLY REMOVE ALL TEMPORARY WORKS FOR THE FACADE RETENTION UP TO THE POINT THIS CAN BE REMOVED AS A RESULT OF THE NEW PERMANENT STRUCTURE BEING SUFFICIENTLY CONSTRUCTED TO PROVIDE LATERAL STABILITY TO THE FACADE.

ARCHAEOLOGY:-

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROJECT ARCHAEOLOGIST WHEN ANY MACHINE EXCAVATIONS ARE TO TAKE PLACE.

FIRES:-

1. NO BURNING ON SITE OF MATERIALS ARISING FROM THE DEMOLITION WILL BE PERMITTED.

ASBESTOS:-

1. AN ASBESTOS INVESTIGATION HAS BEEN UNDERTAKEN AND REQUIRES TO BE REFERRED TO.
2. COUNCIL ASBESTOS OFFICER TO BE NOTIFIED ON ENCOUNTERING ANY ASBESTOS MATERIAL.
3. ASBESTOS PRODUCTS MUST BE REMOVED BY A LICENSED CONTRACTOR.

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015:-

1. THE DEMOLITION CONTRACTOR WILL REQUIRE TO COMPLY WITH THE REQUIREMENTS OF THE C.D.M. REGULATIONS 2015.

DEVIATION FROM THE SEQUENCE OF WORKS:-

1. ANY PROPOSED DEVIATION FROM THE ABOVE METHOD STATEMENT SHALL BE AGREED IN WRITING WITH THE CONTRACTOR, WITH THE ENGINEER / BUILDING CONTROL PRIOR TO THE DEMOLITION WORKS COMMENCING.

Issue	Revision	Initial	Date
P02	DEMOLITION EXTENT INCREASED	SRO/BAC	01/02/2024
P01	INITIAL ISSUE	SRO/BAC	11/01/2024

Cameron+Ross
CIVIL + STRUCTURAL ENGINEERING
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cameronross.co.uk
Aberdeen 01224 642 400 | Edinburgh 0131 374 7960 | Inverness 01463 570 100

Client:
ROBERTSON REGENERATION

Project:
PROPOSED DEVELOPMENT, SOUTH STREET, ELGIN

Drawing Title:
DEMOLITION LAYOUT

Status:
PLANNING

Scale: 1:250 @ A1
Date: 11/01/2023
By: SRO
Checked: BAC
Approved: BAC

C+R Ref: 220605-000
Rev. P02

Dwg. No.
310SSE-CAM-ZZ-XX-DR-S-XX-0001

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Civil+Structural Engineering Expertise

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Inverness
01463 570100
Mulberry House
39-41 Harbour Road
Inverness, IV1 1UA

www.cameronross.co.uk
info@cameronross.co.uk

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The Capitol, 431 Union Street, Aberdeen, AB11 6DA