

## **Building 1**

Existing external masonry to be cleaned of all dirt and detritus including organic growth. Where individual bricks are eroded they are to be carefully cut out and replaced to match existing. Air Bricks to be removed and infilled with brickwork to match existing. Existing damaged / dilapidated / loose mortar to be carefully scraped out all pointing and re-point entirety of external facade. Cut-out and removal of any spalled/ damaged brickwork to be replaced with new to match existing and repoint.

Existing Stonework Door and Window surrounds and banding to be carefully deconstructed and replaced with matching Sandstone. Existing doors and windows to be carefully stripped out (including frames indicated). Make good to surrounding areas as necessary in readiness for new where appropriate.

Clock to be carefully removed for specialist restoration before being refitted.

Existing Balcony & Balustrading stone balcony to be demolished and replaced with new extended balcony over restaurant and stair to south-west.

Lean-to outbuilding and steps to be demolished lieu of new construction.

Existing Lead Flashings to gables, dormers, and chimneys to be carefully stripped out and existing brickwork/joints prepared for installation of new lead flashings as part of the works.

Carefully removal of all existing roof tiles. For all undamaged tiles to be cleaned including organic growth for reinstallation. Removal of damaged tiles to be replaced with new to match existing material, style and colour. Carefully removal of battens and sarking membrane. Repairs where necessary structural framing ready for installation of new battens and sarking membrane.

Dormer gable coping stones to be carefully deconstructed and removed. To be replaced with matching Sandstone.

Chimneys to have careful scraping out of any damaged / dilapidated / loose mortar - including pot bedding - and re-point as to match existing. Replacement of any damaged pots with new to match.

Existing internal partitions/walls to be carefully demolished where. Heritage feature walls to into new layout.

Existing ceilings to be carefully stripped out where indicated. Heritage ceilings to remain in-situ.

New Conservatory extension to the front façade of Building 1 to house extended restaurant area. New Plant room and Freezer space extension in place of the existing lean to. Materials to match existing Brickwork and mortar. Plinth forming part of the flood bund wall.

## **Building 2**

Existing external masonry to be cleaned of all dirt and detritus including organic growth. Spalled/ damaged brickwork to be cut-out and removed and replaced with new to match existing and repoint. Individual bricks that are eroded to be cut out carefully and replaced to match existing. All existing pointing to be carefully scraped out along with any damaged /

dilapidated / loose mortar, and re-point entirety of external facade. Damaged Brick Specials to be removed and replaced with new to match existing. Removal of existing paint finish from existing Stone features. Coping and feature band stones to be carefully deconstructed and removed to be replaced with matching Sandstone

Existing doors and windows to be carefully stripped out (including frames) where indicated and removed from site. Make good to surrounding areas as necessary in readiness for new where appropriate.

Removal of all existing cast-iron downpipes and hoppers; cleaning off all dirt and detritus, including organic growth to be reinstated later. Replacement of any damaged or broken and repaint all to match existing.

Removal of existing roof tiles. All undamaged tiles to be cleaned of dirt and detritus including organic growth for reinstallation. Damaged tiles replaced with new to match existing material, style and colour. Removal and replacement of battens and sarking membrane. Structural framing to be repaired where necessary.

Chimneys to be carefully scraped out of any damaged / dilapidated / loose mortar - including pot bedding - and re-pointed as to match existing. Replacement of damaged pots with new to match.

First Floor Existing floor finishes (where present) to be stripped out. New walls where indicated on proposed drawings.

Existing internal partitions/walls to be carefully demolished where indicated and removed from site.

Structural Steelwork to be over plaited in places for repairs / replacement required.

### **Building 3**

Damaged masonry to be carefully cut out and removed from site. To be replaced with new to match existing material, style and colour. Cleaning and clearance of all dirt and detritus including organic growth from existing masonry using DOFF cleaning system. Carefully scraping out any damaged / dilapidated / loose mortar and re-point as required.

Existing wall demolished to create access for stair and lift installation and access lobby.

Existing External Stair on the front façade to be removed to allow for ground floor and 1<sup>st</sup> floor infill extending the internal area in line with the external façade. Existing ground floor slab broken out to allow for construction of new lift and stair core.

Existing doors and windows to be carefully stripped out (including frames) where indicated. Making good to surrounding areas as necessary in readiness for new where appropriate. New openings to be created at Ground Floor to archways on South-East elevation.

Existing timber cills to be carefully stripped out where indicated and removed. Making good to surrounding areas as necessary in readiness for new cast stone cills in replacement.

Existing balcony removed in lieu of new balcony linked to and matching building 2.

Fascia's and Soffits Existing soffit and fascia boards to be carefully demounted and removed, to be replaced with new to match existing material, style and colour. Replacement of any damaged framing.

Existing guttering and rainwater pipes to be carefully stripped and dismantled - including all fixtures and fittings. To be replaced with new to match existing material, style and colour.

Damaged roof / ridge tiles to be carefully stripped and removed from site. To be replaced with new to match existing material, style and colour. Cleaning and clear all dirt and detritus including organic growth from existing roof tiles and ridge fleur-de-lis.

Existing internal partitions/walls to be carefully demolished where indicated with new partition walls layout.

#### **Building 4**

Existing Building to be demolished. A new building 4 (Fisheries Warehouse) to be constructed in it's place.

Three storey composite timber effect clad in an Oak colour with a brick plinth with bricks and mortar to match existing materials used on Building 3.

Internal Stair and lift core at the South East end of the building and escape stairs at the North West end of the building.

Access balcony to the South façade of the building at the first floor with doors onto units on the first floor and roller shutters at Ground and First floor also.

#### **Building 5**

The old Baitshed to be demolished.

#### **Building 6**

The old existing kiosk block to be demolished.

#### **Building 7**

New Kiosks Building to be constructed on the original site of the existing Kiosks with Public Toilet facilities and Substation.

Masonry plinth with composite Timber effect oak cladding above matching the new Building 4. Forming 4 kiosks serving the public and a store.

#### **External Works**

Existing pier area to be repaved with natural stone setts, kerbs and paving flags and concrete block paving and macadm to create the access road, pedestrian routes and car park surface area. Routes demarcated and protected through use of removeable timber bollards. Car park layout to be updated with new line marking. Additional timber seating to match existing along with new cycle stands.