Condition of Gable Masonry

Condition of Sonte Lintel to be replaced



Condition of Chimneys

Dormer gable coping and feature \

deconstructed and removed from

site. To be replaced with matching

band stones to be carefully

Assess brickwork above stone

feature. Replace as necessary

Remove existing paint finish from

existing Stone features

be carefully stripped,

Existing cast iron guttering,

hoppers, and rainwater pipes to

dismounted - including all fixtures

and fittings - and removed from

site. To be replaced with new to match existing style and colour.

Sandstone.

14360

B2 Ridge Level

Carefully scrape out any damaged / dilapidated / loose mortar

including pot bedding - and re-point as to match existing.

Replace any damaged pots with new to match.

B2.2

**Spalled / Damaged Brickwork** 

Cut-out and remove any spalled/

damaged brickwork. Replace with new

to match existing and repoint.

B2.1



Example of requirement to repair Roof Structure, and condition of Roof Tiles (Also note Cast Iron Rainwater Good, and Brick specials to underside)

Carefully remove all existing roof tiles. For all undamaged tiles

clean and clear all dirt and detritus including organic growth and

store securely for reinstallation. Remove damaged tiles from site

and replace with new to match existing material, style and colour. Carefully remove battens and sarking membrane and remove from site. Inspect and repair where necessary structural framing ready

pfor installation of new battens and sarking membrane.

**Brick Specials below Guttering** 

To be inspected once guttering removed. Where necessary remove

and replace with new to match existing.

**External Doors and Windows** 

carefully stripped out (including frames)

where indicated and removed from site.

Make good to surrounding areas as necessary in readiness for new where

appropriate.

Existing doors and windows to be

B2.6

Example of Masonry to be cut-out and replaced

Dormer gable coping and feature

band stones to be carefully

Assess brickwork above stone

feature. Replace as necessary

existing Stone features

be carefully stripped,

Existing cast iron guttering,

hoppers, and rainwater pipes to

and fittings - and removed from

match existing style and colour.

Brick Specials below guttering to

Existing external masonry to be

be removed and replaced with

new to match existing.

match existing.

Sandstone.



0m 1m

VISUAL SCALE 1:50 @ A0

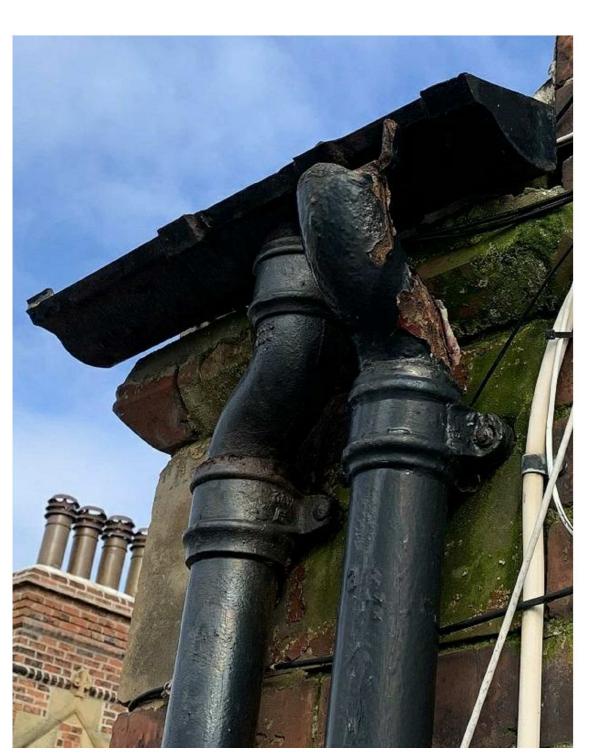
Condition of Gable Masonry



Condition of Sonte Lintel to be replaced



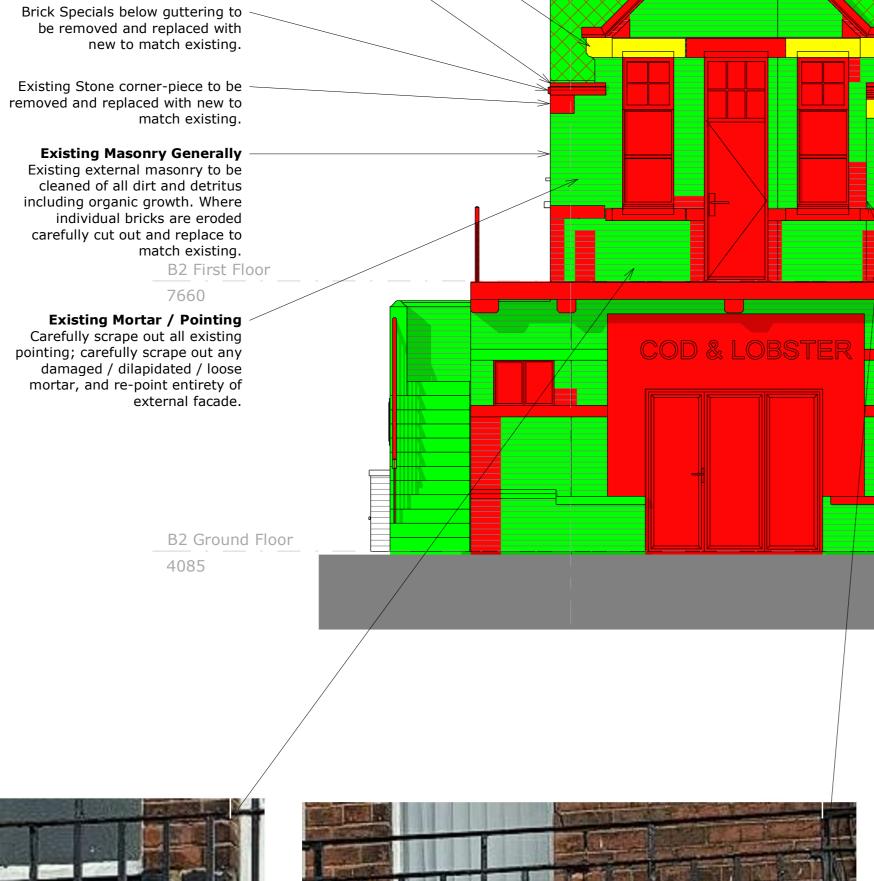
Masonry condition and services on southern corner



General condition of Cast Iron Rainwater Goods to be replaced



General condition of Brickwork to be cleaned



Example of Masonry to be cut-out and replaced











Example of Masonry to be cut-out and replaced



**EARLY WORKS GENERAL NOTES:** 

The Principal Contractor is to:

demolition works from site.

structure at all times.

the building at all times.

all works throughout the contract.

The removal of all debris and redundant material arising is to

Remove all redundant materials arising from

Provide all temporary supports, propping and

shoring in line with the Structural Engineer's information to

maintain structural stability of the existing buildings during

be separated and screened from operational units and the

public. Skip positions are to be agreed between all parties.



be cut-out and replaced

Conditions of Door



ASBESTOS MANAGEMENT SURVEY REPORT THE CONTRACTOR IS TO READ THE ASBESTOS MANAGEMENT SURVEY

Jambs generally

J014605 - OFFICE 16 (BY INSPECTAS) J014606 - OFFICE 18 (BY INSPECTAS) THE CONTRACTOR MUST UNDERTAKE AN ASBESTOS R&D SURVEY THROUGHOUT ALL PROJECT AREAS BEFORE WORKS CAN BEGIN. THE CONTRACTOR MUST UNDERTAKE AN ANTHRAX SURVEY BEFORE

Typical condition of Stone Cills

**Demolition and Replacement Notes:** 

Main Roof Carefully remove all existing roof tiles. For all undamaged tiles clean and clear all dirt and detritus including organic growth and store securely for reinstallation. Remove damaged tiles from site and replace with new to match existing material, style and colour. Carefully remove, battens and sarking membrane and remove from site. Inspect and repair where necessary structural framing ready for installation of new battens and sarking membrane. Leaded Flat Roof To be assessed once access to roof is enabled. Allow for removal and replacement of entire lead surface and

supporting substrate/battens. Clean and clear all dirt and detritus including organic growth from existing tiles and inspect for damage. Damaged tiles to be carefully stripped and removed from site. To be replaced with new to match existing material, style and colour.

Carefully scrape out any damaged / dilapidated / loose mortar including pot bedding - and re-point as to match existing. Replace and damaged pots with new to match. Gable Stone Copings

Dormer gable coping stones to be carefully deconstructed and removed from site. To be replaced with matching Sandstone. Existing lead flashings to gables, dormers, and chimneys to be carefully stripped out and removed from site. Prepare existing brickwork/joints for installation of new lead flashings. Timber Fascias and Soffits (to Lean-to Roof) Existing soffit and fascia boards to be carefully demounted and removed from site. To be replaced with new to match existing material, style and colour. Replace any damaged framing. Rainwater Goods (incl. Lean-to Roof)

Existing cast iron guttering, hoppers, and rainwater pipes to be

style and colour.

carefully stripped, dismounted - including all fixtures and fittings -

and removed from site. To be replaced with new to match existing

External Masonry (incl. brick specials beneath guttering) Existing external masonry to be cleaned of all dirt and detritus including organic growth. Where bricks are eroded carefully cut out and replace to match existing.

and remove from site. To be replaced with new to match existing material, style and colour. Walls to be checked by Structural Engineer and Principal Contractor

before works begin to agree areas for replacement in accordance with Existing Mortar / Pointing Carefully scrape out all existing pointing; carefully scrape out any damaged / dilapidated / loose mortar, and remove from site. Re-point entirety of external facade.

External Doors and Windows - First Floor 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 First Floor Existing floor finishes (where present) to be stripped out and removed from site. Remaining surface prepared to receive either:

New walls where indicated on proposed drawings. No new finishes. To remain as existing where indicated on proposed drawings. Internal Walls - First Floor Existing internal partitions/walls to be carefully demolished where indicated and removed from site. Partitions/walls to be checked by Structural Engineer and Principal Contractor before removal.

Internal Ceilings - First Floor Existing ceilings to be carefully stripped out where indicated and removed from site. Internal Skirtings, Covings, Trims, Finishes - First Floor Existing internal skirtings, covings, trims, and finishes to be carefully stripped out where indicated and removed from site.

Structural Internal Doors and Windows - First Floor See Structural Engineer's information Existing internal doors to be removed where indicated and removed from site. Make good to surrounding areas as necessary in readiness

Cupboards / Worktops / Shelving - First Floor Existing cupboards and worktops highlighted to be carefully stripped out and removed from site. Equipment - First Floor

All existing tools and equipment (including mechanical / electronic) to be returned to the Client. Furniture - First Floor All existing furniture to be cleared from all areas but to remain on site unless authorised otherwise by the Client. All areas to remain empty

Sanitary Appliances - First Floor All existing sanitary appliances, fixtures, fittings, roller towels and paper towel dispensers to be dismounted and removed from site. Where being replaced by new, all pipework to be stripped back to entry point and covered. Where no replacement proposed, all pipework stripped back to entry point at minimum - further to avoid dead-legging of incoming services - and entry point sealed over.

Air Conditioning - First Floor All existing external and internal units and ducting (including all associated fixings and supports) to be carefully stripped and removed complete from site. To be degassed by an approved contractor and disposal records supplied. Lighting - First Floor All existing lighting, switching and circuits to to be carefully stripped out and removed. Wiring to be stripped back to main incoming supply point and isolated in readiness to serve new lighting as shown on proposed plans. Refer to M&E Consultants drawing and specification.

**Mechanical and Electrical** identified to be retained, including all adjacent masonry, See MEP Consultant's information doors, frames, tiling, as works proceed. Provide protection all services throughout the project.

Liaise with all relevant statutory authorities and utility providers in respect of all works affecting incoming and outgoing

Maintain a safe, secure working environment for all site operatives and visitors in accordance with all relevant and current health and safety, codes of practice and CDM regulations and legislation. Provide all relevant health and safety, security and considerate constructors signage as may be required. All Operatives and Consultants must fully acquaint

Supply and maintain at all times, throughout the themselves with all aspects of the work whether explicitly contract, all necessary secure fencing and hoarding to the referred to in the drawings or not. The Principal Contractor perimeter of the site to prevent unauthorised access. must also satisfy themselves as to the facilities for access and storage of materials, plant, etc., and other site conditions. Provide all necessary temporary structures and sheeting to prevent the ingress of water to the retained Provide all relevant health and safety, security and Considerate constructors' SIGNAGE as may be required. Provide all necessary temporary structures and PRINCIPAL CONTRACTOR NOTES: sheeting to prevent the ingress of dust into occupied areas of

Provide all necessary internal full height hoarding to prevent unauthorised access to working areas and prevent REPORT(S) BEFORE COMMENCEMENT OF ANY WORKS. SURVEYS: contamination from working area to retained areas of the J014695 - OFFICE 17 (BY INSPECTAS) Provide all necessary protective boarding and partitioning to prevent accidental damage to adjacent building structure, windows, doors, and features. Provide all necessary protection for existing finishes

> THE CONTRACTOR MUST UNDERTAKE A LEAD PAINT SURVEY BEFORE WORKS CAN BEGIN. STRUCTURAL NOTES: THE STRUCTURAL ENGINEER AND PRINCIPAL CONTRACTOR MUST COMPLETE A FULL STRUCTURAL SURVEY OF THE AFFECTED AREAS IN

ORDER TO ASCERTAIN WHICH DEMOLISHED ELEMENTS ARE LOAD-

BEARING AND REQUIRE TEMPORARY PROPPING AND/OR PERMANENT

Example of Masonry to be cut-out and replaced

> 2 Sidney Street Sheffield S1 4RH Telephone+44(0)114 2761651 Website www.jeffersonsheard.com Jefferson

Do not scale from this drawing.

Important Note

and replaced.

**Demolition Key** 

Clean / Repair

Removal of Finish

This drawing graphically identifies areas of demolition and repairs and describes works to be undertaken.

Principal Contractor and Architect to

agree and mark-up on-site individual

brickwork / stonework to be cut-out

DOFF clean existing Masonry / Roof Tiles. Replace any individual damaged items with new. Rake out all existing pointing and

Remove existing black paint using chemical stripper with TORC cleaning system.

Remove and Replace

Roof to Building 2 Only

with new), clean and replace.

Where TORC cleaning specified,

Sand-blasting is not to be used.

Cleaning Specialist to advise on level/

type of abbraisive to be used in mix.

Important Note

Remove existing Timber Battens and Sarking felt and replace with new. Remove

existing Roof Tiles (replace any damaged

Assess Area for Replacement

Remove existing Brick/ Stone/ Door/ Window/ Gutter/ RWP and Replace with new.

The contractor is to check all dimensions on site and report any

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Scarborough Harbour West Pier Regeneration

Building 2 Proposed Interventions - Front Elevation

As indicated SJP 05/31/23 PLANNING 2135-JSA-02-ZZ-DR-A-03025 P1