



Building 1 - Proposed Roof Demolition Plan  
SCALE: 1 : 50

**Demolition and Replacement Notes:**

**Main Roof**  
Carefully remove all existing roof tiles. For all undamaged tiles clean and clear all dirt and debris 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.

**Chimneys**  
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.

**Lead Flashings**  
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.

**Rainwater Goods**  
Existing cast iron guttering, hoppers, and rainwater pipes to be carefully stripped, dismantled - including all fixtures and fittings - and removed from site. To be replaced with new to match existing style and colour.

**External Masonry (incl. brick specials beneath guttering)**  
Existing external masonry to be cleaned of all dirt and debris including organic growth. Where bricks are eroded carefully cut out 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 MCA Condition Report.

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

Stone steps to north-west to be left in-situ, cleaned using DOFF cleaning system, and replaced only where necessary.

Railings to both to be removed and replaced with new to match existing in style and colour.

**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 appropriate.

**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**  
Existing internal partitions/walls to be carefully demolished where indicated and removed from site. Heritage walls to remain in-situ and incorporated into new layout.

**Internal Ceilings**  
Existing ceilings to be carefully stripped out where indicated and removed from site. Heritage ceilings to remain in-situ.

**Internal Skirtings, Covings, Trims, Finishes**  
Existing internal skirtings, covings, trims, and finishes to be carefully stripped out where indicated and removed from site. Heritage items to remain in-situ and incorporated into new layout.

**Internal Doors and Windows**  
Existing internal doors to be removed where indicated and removed from site. Make good to surrounding areas as necessary in readiness for new doors where appropriate.

**Cupboards / Worktops / Shelving**  
Existing cupboards and worktops highlighted to be carefully stripped out and removed from site.

**Equipment**  
All existing tools and equipment (including mechanical / electronic) to be returned to the Client.

**Furniture**  
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 to receive new furniture.

**Sanitary Appliances**  
All existing sanitary appliances, fixtures, fittings, roller towels and paper towel dispensers to be dismantled and removed from site. Where being replaced by new, all pipework to be stripped back to entry point and covered.

**Air Conditioning**  
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 disposed by an approved contractor and disposal records supplied.

**Lighting**  
All existing lighting, switching and circuits 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**  
See MEP Consultant's information

**Structural**  
See Structural Engineer's information

**General Notes:**

The removal of all debris and redundant material arising is to be separated and screened from operational units and the public. Skip positions are to be agreed between all parties. The Principal Contractor is to:

- Remove all redundant materials arising from demolition works from site.
- Provide all temporary supports, propping and shoring in line with the Structural Engineer's information to maintain structural stability of the existing buildings during all works throughout the contract.
- Supply and maintain at all times, throughout the contract, all necessary secure fencing and hoarding to the perimeter of the site to prevent unauthorised access.
- Provide all necessary temporary structures and sheeting to prevent the ingress of dust into occupied areas of the building at all times.
- Provide all necessary temporary structures and sheeting to prevent the ingress of water to the retained structure at all times.
- Provide all necessary internal full height hoarding to prevent unauthorised access to working areas and prevent contamination from working area to retained areas of the building.
- 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 identified to be retained, including all adjacent masonry, 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 services.

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 themselves with all aspects of the work whether explicitly referred to in the drawings or not. The Principal Contractor must also satisfy themselves as to the facilities for access and storage of materials, plant, etc., and other site conditions.
- Provide all relevant health and safety, security and Considerate constructors' SIGNAGE as may be required.

**PRINCIPAL CONTRACTOR NOTES:**

ASBESTOS MANAGEMENT SURVEY REPORT

THE CONTRACTOR IS TO READ THE ASBESTOS MANAGEMENT SURVEY REPORT(S) BEFORE COMMENCEMENT OF ANY WORKS. SURVEYS:

- JO14680 - PUBLIC TOILETS (BY INSPECTAS)
- JO14604 - OFFICE 9 (BY INSPECTAS)
- JO14683 - OFFICE 10 (BY INSPECTAS)
- JO14614 - OFFICE 11 (BY INSPECTAS)
- JO14684 - OFFICE 12 (BY INSPECTAS)
- JO59706 - OFFICE 13 (BY SGS)
- JO14624 - OFFICE 14 (BY INSPECTAS)
- JO14685 - OFFICE 15 (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 WORKS CAN BEGIN.

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 SUPPORT.

Do not scale from this drawing.  
The contractor is to check all dimensions on site and report any discrepancies to the Architect.  
All rights described in chapter IV of the copyright, designs and patents act 1988 have been generally asserted.

**Demolition Key**

- Clean / Repair**  
DOFF clean existing Brickwork. Replace any individual damaged bricks with new. Rake out all existing pointing and re-point.
- Removal of Finish**  
Remove existing black paint using chemical stripper with TORC cleaning system.
- Assess Area of Masonry for Replacement**
- Remove and Replace**  
Remove existing Brick/ Stone/ Door/ Window/ Gutter/ RWP and Replace with new.
- To be removed cleaned / resored as necessary and repositioned**
- Roof to Buildings 1 & 2 Only**  
Remove existing Timber Battens and Sarking felt and replace with new. Remove existing Roof Tiles (replace any damaged with new), clean and replace.

**Important Note**  
Where TORC cleaning specified, Cleaning Specialist to advise on level/ type of abrasive to be used in mix. Sand-blasting is not to be used.

**Important Note**  
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 and replaced.

- Note**  
Drawing to be read in conjunction with Maddison James Associates Drawings & Reports
- Proposed Stone Repairs R22032-100
  - Proposed Stone Repairs R22032-101
  - Elevations R22032-102
  - Window Report R22032/RJM
  - Heritage Statement R22032/RJM

PS	Planning Issue	30/10/23	DS	CA
Rev	Description	Date	By	Chk

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Project  
Scarborough Harbour West Pier  
Regeneration

Drawing  
Building 1 - Proposed  
Interventions - Roof Plan

Scale	Drawn	Date
As indicated	SB	17/02/23
Drawing Purpose	For Approval	Status S4
Ref	2135-JSA-21-03-DR-A-03203	Rev. P3