

SCOPE OF DEMOLITION & ENABLING WORKS:

- 1 - All existing: signage; roller shutters; glazing (shopfront & first floor glazing) to be removed in full and disposed off. NB: Some high level glazing to side elevation & side elevation doors to remain (refer to proposed elevations for exact scope of works).
- 2 - Following demolition works existing concrete structural opening around shopfront to be prepared (filled & sanded) ready to receive new paint finish.
- 3 - Structural alteration works to be carried out in line with demolition elevation drawings 2.201 & 2.202. Contractor to make allowance for beams over the structural openings (north-east elevation) with Structural Engineer designs to be provided ahead of construction phase. Note that there are two panels of infill masonry to be removed to the front elevations.
- 4 - Existing coping stones to be lifted and rebbeded if required. Existing coping stones to be 'soft washed,' *softwashinguk.co.uk* or similar approved method by specialist sub contractor.
- 5 - Any existing bird deterrent spikes to be removed from all elevations if present.
- 6 - All redundant mechanical & electrical fittings on front elevation, inclusive of any existing intruder alarm boxes, are to be removed /relocated. Extent of works tbc on site with contractor to make allowance in tender for removal.
- 7 - Contractor to investigate any incoming mains utility's supplies and move as required.
- 8 - Existing high level pebble dash render (all elevations) to be 'soft washed,' *softwashinguk.co.uk* or similar approved method by specialist sub contractor.
- 9 - Existing brickwork & stonework (all elevations) be cleaned using DOFF cleaning method by specialist sub contractor.

SCOPE OF WORKS

- 1 - New slimline aluminium framed double glazed windows & doors. Interior & Exterior to be RAL tbc (white). Trickle vents to be fitted to all windows unless stated. FENSA registered companies to install all windows and provide the relevant certification. All glazing to feature kite marks. Glazing to feature integral glazing bars as shown on the proposed elevations. Where any part of the glazing is in a critical location of less than 800mm above FFL ,within a door, window or a side screen, the inner leaf is to be of safety glass to BS:6206 in compliance with Part N of the approved doc. Supplier to submit manufacture drawings to the architect for approval prior to manufacture. Pressed aluminium cill details to lap over any adjacent finish, tbc on site. Insulated signage panel to ground floor glazing to be integrated into shopfront glazing system. All glazing systems to a achieve a minimum 1.6 W / m2K u value.
- 2 - Stall risers /replacement base to glazing where previously removed to be constructed in blockwork with insulated plasterboard finish internally and new encaustic tile externally. Refer to drawing 3.302 (tender stage) for full construction details & specification.
- 3 - New internal automated box roller shutter to be installed, from 'All Secure Systems Ltd.' or similar approved. Shutter, casing and guides to be PPC RAL tbc (white). Internal shutter to be punched aluminium galvanised / PPC white, tbc, with textured finish to match that installed at units 36-46 Derby Road. Guide to be 100mm deep (50mm packer and 50mm guide). Contractor to provide samples of shutter for approval prior to manufacture and manufacture drawings to be approved by architect. Roller shutter to have battery backup or manual override.
- 4 - Ironmongery to be tall c.400mm push /pull plates to exterior and interior of all doors in colour matched finish.
- 5 - Ornavay Optical Bird Repellent Gel Pre Filled Dishes to be installed to all parapet cappings to suppliers details and specifications.
- 6 - Shop front and roller shutters to be made good internally following works. 18mm MDF to be used to conceal roller shutter housing with access panels provided for maintenance. Contractor to allow for internal plastering works and painting as required to make good internal finishes up to 500mm back from shopfront glazing.
- 7 - Existing paving to be relaid in front of main entrance to provide level threshold at new entrance point.
- 8- Insulated steel security doors (2No.) Doors to be PPC colour tbc. Lathams 'security steel door (heavy duty) or similar approved.
- 9 - Shopfront Signage: Applied vinyl signage (locations shown on proposed elevations) to be provided and installed by contractor. Signage drawing to be provided during construction phase.
- 10 - Painted signage to south west facing elevation to say 'the VILLAGE.' Sign to be hand painted in brilliant white external grade masonry paint min 3 coats. Refer to proposed elevation drawings, setting out drawings to be provided by architect during construction phase.
- 11 - 3D mild steel projecting sign to north-east corner of front facade. Sign to be fabricated in 50x25 RHS with 25x25 SHS horizontal bar and 3D stud letters in 3mm mild steel sheet. All steel to be galvanised and PPC RAL tbc (white). Sign to be mechanically fixed back to facade.
- 12 - Internal works to reconfigure existing stair, existing stair to be broken out as required with new concrete or timber stair with finishes to match existing inclusive of new handrail ties into the existing. New fire rated partition (full height) with inset door. Existing doorway opened up and made good. All internal works to be confirmed with a building control inspector.
- 13 - 7 No. Nordlux 'modern outdoor wall light front' (item ref: 7006134) in white finish. Lights to be mounted externally on joint lines of the mid stone band as indicated on the proposed elevations.



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