

SCOPE OF DEMOLITION & ENABLING WORKS:

- 1 - All existing: signage; roller shutters and glazing at ground & first floor level to be removed.
- 2 - All redundant mechanical & electrical fittings on front elevation to be removed - works to include removal of existing alarm bell boxes.
- 3 - Existing shopfront to be stripped back to existing concrete structural openings.
- 4 - Any internal redundant electrical sevicees serving the existing removed shopfront & roller shutter to be fully removed.
- 5 - Any holes/penetrations to existing brickwork to be filled/made good with colour match mortar and replacement bricks where required with all necessary repointing to be carried out.
- 6 - Any vegetation to be fully removed from mortar beds. Brickwork to be cleaned using DOFF cleaning treatment, contractor to sumbit cleaning proposals for approval ensuring that all mortar beds remain in a good state of repair.

SCOPE OF WORKS

- 1 - New slimline aluminium double glazed shopfronts. Interior and exterior to be RAL 7035 (light grey). 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. Full height sliding doors as shown on elevation drawings.
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 manufactur drawings to the architect for approval prior to manufacture.
- 2 - Existing 9 No. first floor windows frames to be replaced with new slimline aluminium double glazed units. Interior and exterior to be RAL 7035 (light grey). 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.
- 3 - Alarm Systems: Unit 58-62 to have one wireless alarm system with impact sensors on the front door. New external alarm bell box in line with elevation.
- 4 - Roller shutter provision tbc during planning stage.
- 5 - SIGNAGE: 3 No. Main shopfront signs to unit 58-62 to be aluminium folded fascia sign trays RAL 9010 (White) c. 5300(w) x 700(h) x90(d) mm. Folded edges to allow for conceled fixings. Contractor to check dimensions on site prior to manufacture. Signage to be made in 3D built up letters in line with architects signage drawings to be developed with client. (Relevant drawings to be supplied during construction phase). No fixings to be on show throughout the signage.
- 6 - 3 No. Projecting Signs: Circular 3D projecting sign (on projecting arm) in line with precedent imagery, PPC RAL 9010 (white). Signage film for sign to be provided by contractor in line with architects signage drawings to be developed with client. (Relevant drawings to be supplied during construction phase). Projecting signs not to be illuminated.
- 7 - 3 No. light grey /galvanised 1200mm wide trough lights over main shopfront signs to unit 58-62. Trough lights by www.shopfitdirect.co.uk or similar approved. Contractor to ensure that lighting illuminates signage below and is suitable for external use. Light fittings to be surface fixed to brickwork above signage.
- 8 - Supply and install 6 No. Hispec up and down lighters in white with PIR (www.hispec.co.uk) or similar approved, as shown above shop front, 1 between each upper floor windows. PIR to be swapped out for a photocell.
- 9 - External 3 phase power socket to be installed on roof of unit 58. IP65 rated fused spurs (electrical contractor to advise). Electrical contractor to advise on suitable electrical design and ensure that all cables are housed behind new shopfront or routed through shop.
- 10 - Interior of shopfront to be boxed out in 18mm MDF as required in line with strip section drawings with all fixings and joints filled.
- 11 - Metal drip edge to head of all structural openings.
- 12 - New tiled floor to entrance recess of unit 58 barbers. Tiles to be 'Casa Grande Decor 1 Outdoor Porcelain', by 'Mandarin Stone' or similar approved tile.
- 13 - Ornaway Optical Bird Repellent Gel Pre Filled Dishes to be installed to all parapet cappings and above 3 No. main shop signs. Spacing between dishes in line with suppliers guidance.
- 14 - Partition at entrance recess to be built using steelwork. Steel to be sized by specialist contractor. Steel to have sufficient strength to be able to provide fixing points for glazing jambs, roller shutter above, and roller shutter guide rails. Steelwork to be clad externally in aluminium and internally in MDF.
- 15 - Brickwork to base of entrance at unit 58 to be constructed in matching brick & matching mortar to narrow the existing recessed opening width in line with proposed elevations.
- 16 - 2 No.Weinor Livona, with roof & slim LED bar, awning by Indigo Awnings to be surface mounted. Awning to be RAL 7047 (Telegrey 4) with all metal to be RAL 7035 (Light Grey). Signage to Valance to be in line with architects signage drawings to be developed with client. (Relevant drawings to be supplied during construction phase). Awning to project 1500mm from the face of the shopfront.



BRIGHTHOUSE UNIT, HUYPON No. 471

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