

BS - ROOF PLAN
64740

BS - Existing Parapet
61660

BS - 04 - Fourth Floor
57861

BS - 03 - Third Floor
54931

BS - 02 - Second Floor
51831

BS - 01 - First Floor
48581

BS - EX - B3per Ground Floor
45211

BS - External Level
43620

BS - LG - Lower Ground Floor
41870

T.O.C.
39780

BS - 02 - Second Floor
51831

All sash window repair works to be undertaken by approved specialist sash / heritage window restoration contractor.
Window restoration contractor to provide thorough description on each window clean up and decorative repair prior to commencement of works.

Allow for carefully repainting and restoring all existing perimeter window sealant mastics to all window surrounds with traditional burnt sand mastic to be supplied in two parts; burnt sand + oil-driers and the repair of any surrounding masonry.
Areas of damaged brickwork to be repaired using reclaimed bricks to match existing and damaged mortar will require to be made good with lime mortar to match existing.

Acoustic non-setting mastic, as Clause K10/510 between glazing unit plasterboard

Carefully repair all cracked putties either by warming with a suitable putty lamp and filling cracked putties with new traditional linseed oil putty where possible or gently removing and reinstating loose or missing putty with new traditional linseed oil putty.

Cleaning works to be undertaken by an approved specialist historic masonry cleaning and restoration contractor. All cleaning work to be undertaken in accordance with Restorative Techniques Ltd's technical recommendations.

Allow for supply and installation of new Code 6 rolled lead sheet flashing to the entire length of the existing stone cornice over ground floor level. Detailing beneath timber window cills to be confirmed on site. Ensure that a layer of building paper to BS1521 Class A is placed under the lead sheet to allow for thermal movement and to protect against corrosion.

BS - 01 - First Floor
48581

Window cill to be:
-22mm Medium density fibreboard window cill board.
-Length and Width to suit existing openings with 50mm overhang at sill and jambs.
-10mm expansion joint where it abuts the existing window with mastic soft joint.
-25mm Knauf Earthwool Thermal Roll to be provided beneath the proposed window sill board to ensure thermal integrity

Localised spalling and delamination to existing stonework to be repaired following appropriate cleaning works by a specialist stonemason. Specialist stonemason to carry out survey work to verify the full scope of works to be agreed with local authority.

All repair works to be undertaken using traditional techniques by approved heritage / restoration contractors / master stonemasons where necessary. Exact scope of work to be confirmed on site by the contractor. Lime based repair mortars to be supplied by approved traditional materials CE certified supplier manufactured to British Standards under heritage guidelines for works to brick and stone masonry on listed buildings. Materials to be source from Conserv Lime Mortars (or similar approved supplier)

All existing timber doors where possible to be repaired and redecorated. All cracks/holes/open joints etc in timber frames to be filled with high performance wood filler (to follow existing timber profile), allowed to dry and rubbed down to form a smooth continuous surface with adjoining materials.

BS - EX - B3per Ground Floor
45211

Underside of existing entrance staircase to be under-drawn with 25mm Knauf RS45 Mineral Wool slab insulation fitted into cavity and two layers of 15mm Knauf Fireline board to provide 60minutes fire compartmentation. Existing soffits to be stripped back before installation.

BS - External Level
43620

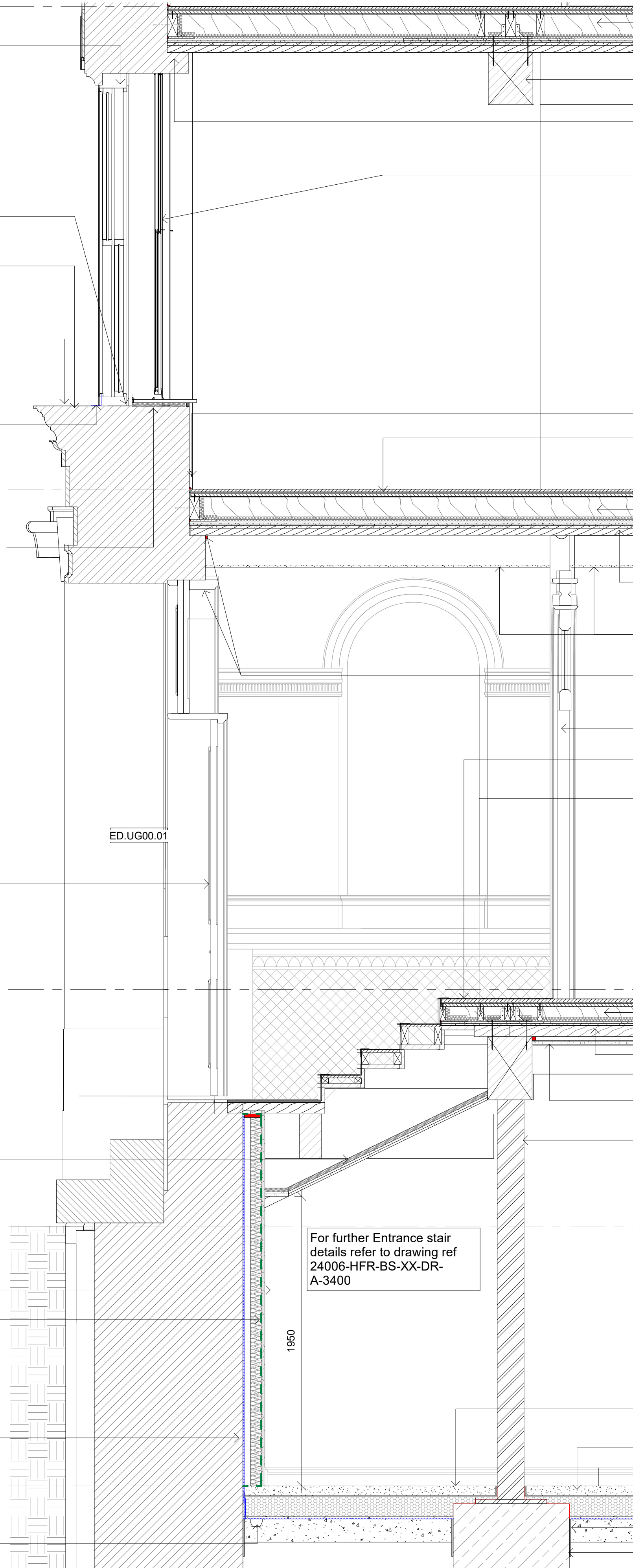
HFR PAR-F - External wall lining as NBS clause K10/155A. For further details refer to 3200 series.

8mm cavity membrane taken vertically up the full extent of the existing wall and fixed into the wall. Wall plugs to be located within mortar joints in accordance with the Specialist Tanking Sub-contractors details and specification.

Existing remediated masonry wall, SE to confirm acceptability

BS - LG - Lower Ground Floor
41870

Perimeter drainage channel to Specialist Tanking sub-contractor details and specification. Refer to Civils Engineer drainage strategy drawing for layout design.



Proposed raised **Floor Type 1 - refer to 24006-HFR-BS-XX-DR-A-3010-3011**

Main exposed Timber beams to be painted with 2 coats of dulux trade eggshell paint.

All existing external wall abutment with the new compartment floor build ups are to be filled by a perimeter intumescent mastic fire seal by the fire stopping sub-contractor and is to achieve a fire rating of 60 Minutes.

Secondary glazing unit to be fixed through to existing brickwork reveals. Timber plant piece fixed through dry lining system, with unit fixed after and sealed with Acoustic non-setting mastic, as NBS Clause K10/510 between glazing unit plasterboard/MDF panel to be used to conceal EDPM to existing windows. Proposed timber fixing block at base of secondary glazing to provide base fixing point.
Where possible, a min 150mm gap must be kept between the existing window and the secondary glazing. The Specialist Secondary Glazing sub-contractor is to determine this following a site inspection for each secondary glazing window.

Internal light abrasive clean to the existing brickwork is to be undertaken in order to remove all paint coatings from internal brickwork, dust, dirt, soiling, staining, surface contaminants etc. All works to minimise dust and prevent damage to face of brickwork, mortar joints etc. Cleaning works to be undertaken by an approved specialist historic masonry cleaning and restoration contractor. All cleaning work to be undertaken in accordance with approved technical recommendations.

New MDF skirting is to be installed to match the profile of the existing encapsulated skirting.

Floor finish to be applied as per ID specifications and details. Refer to ID floor finish drawings, 3000 Series.

Proposed raised **Floor Type 1 - refer to 24006-HFR-BS-XX-DR-A-3010-3011**

Existing 70mm thick timber floorboards to be made good as required and highlighted in the Building Repair Scope of Works. All new timbers should be isolated from direct contact with the masonry using dpm at the timber-masonry interface and ventilated masonry pockets.

Existing ceiling to Bloom lobby entrance to be carefully cleaned/repared to retain historic features and value.

All existing external wall abutment with the new compartment floor build ups are to be filled by a perimeter intumescent mastic fire seal by the fire stopping sub-contractor and is to achieve a fire rating of 60 Minutes.

Existing entrance doors to be fixed open with step incorporated. Historic features to be retained and keep level access.

Floor finish to be applied to T&G board as per ID specifications and details. Refer to ID floor finish drawings, 3000 Series.

Proposed step to be built and incorporated within the existing door opening to match the height of the proposed floor build up.

Floor Type 1A - refer to 24006-HFR-BS-XX-DR-A-3010-3011
(Thickness to be aligned with the 1st step of the staircase)

Existing 70mm thick floorboards to be made good as required and highlighted in the Building Repair Scope of Works.

Ceiling Type 03 to underside of existing floorboards as NBS K10-225B. For further details refer to 35 series.

Existing column to be stripped of all existing paint, primed and finished with suitable intumescent paint. The specialist fire stopping sub-contractor is to provide a technical submission on the product to be utilised for approval by the design team.

Existing floor build up consisting of timber boards, screeds and other unsuitable materials to be removed from site to make way for new proposed F707 build up. Proposed level to be lower than existing as indicated where possible.

Floor finish to be applied to screed as per ID specifications and details. Refer to ID floor finish drawings, 3000 Series.

Floor Type 06 - refer to 24006-HFR-BS-XX-DR-A-3010-3011

Structural movement joint between existing and proposed materials to SE details and specifications.

Cementitious waterproofing slurry applied to existing, foundation pad stone, metal bearing plate and column. As per tanking specialists details and specifications.

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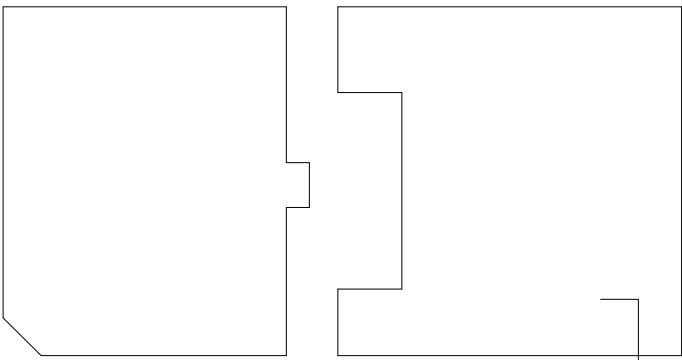
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KEY PLAN

P01	Planning	MM	21.06.24
Rev	Revision Details	Drawn	Date Chk'd

Project No.	24006
Suitability	S2 SUITABLE FOR INFORMATION
Status	PLANNING

Client:

Beech Holdings

Project:

**PICCADILLY WAREHOUSE
Bloom Street**

Sheet Name:

**Main Entrance External
Wall_Planning**

Drawing No.	24006-HFR-BS-ZZ-DR-A-9120	Rev.	P01
Drawn By	MG	Scale	As indicated @ A1
Created	13.05.24		