SimpsonHaugh

Great Northern

10422-SHP-Z2-A-B5D9-JC20-SC-XX-001 - Great Northern Warehouse Schedule of Works

Rev:P01

Planning Submission

22.11.2022

	Alteration code	Description of proposed work
General Alterations	A	All original brickwork and stonework surfaces to be cleaned and made good
	B	Remove vegetation from joints of the parapet and cornice, rake out all joints and clean. Repoint to match original mortar
	C	Rake out defective joints in brickwork and repoint to match original mortar
	D	Cut out and replace defective bricks to match existing
	E	Cut out defective stone and replace with new stone to match the original
	01	Non original stair removed
	02	Non original, flooring, wall finishes, ceilings and exposed services removed where possible. New flooring, wall finishes and ceilings provided
	03	Assumed original floor broken out in places to facilitate proposal
	04	Non original lift shafts modified for re use
	05	Non original doors removed
	06	Assumed non original steps removed
	07	Indicative bulkhead zone for proposed drainage routing
	08	Original column bases removed
	09	Non original & original column bases removed
	10	Non original substation removed
	11	Non original link building removed
	12	Original floor removed for new stair
	13	Non original vehicle ramps removed
	14	Non original roads and kerbs modified to facilitate amended access into leisure box
	15	Non original space reconfigured to provide new access routes, plant areas and refuse stores
	16	Non original space removed
	17	Original brick arch between secondary beams removed to facilitate new primary distribution riser requirements
	18	-
	19	Non original ductwork and plant reconfigured to facilitate proposal
	20	New mezzanine floor constructed
	21	Non original floor removed
	22	Non original internal finishes to link building removed. New external landscape finish added to existing viaduct structure
	23	Non original partition and door removed
	24	Non original floor removed to facilitate primary service distribution
	25	Non original sanitary facilities removed
	26	Non original atrium façade, roof, floor and internal layout removed
	27	To facilitate new lift size and position, new trimming steel required and original brick arch and secondary steelwork to be cut back
	28	Non original floor removed for new stair
	29	Half of original truss removed to facilitate new stair. Original half truss to be reused in place of demolished spine wall structure to support roof
	30	Non original ductwork/ plant removed
	31	Indicative zone for works to be done to original / non original floor / walls for proposed drainage drops

Internal and Roof Alterations	32	Removal of non original walls, doors, ducts, sanitary facilities and lift shafts. All fixing holes etc. into original brickwork to be cut out and made good in specialist repair mortar
	33	Original concrete staircases to be refurbished. Non original balustrade capping to be removed, original handrail and balusters to be refurbished
	34	Non original roof extensions for lift machine room demolished. New purlins, cut re-used original trusses and new slate roof cover constructed
	35	Non original internal lighting to be removed
	36	Non original internal signage to removed
	37	Asphalt finish and non original screed to be removed, new raised floor or other build up to be laid suited for the purpose of the space
	38	Specialist clean all internal brickwork and stonework surfaces and make good
	39	Non original hatchway infills to be cleaned, repaired and sealed
	40	Non original floor voids infilled with formed concrete to reflect removed brick arch sections
	41	Non original stair removed and replaced with new stair to facilitate proposal
	42	Existing purlins and non-original roof covering removed to enable installation of smoke shaft and associated roof mounted fan units as required
	43	Indicative zone for new service pop-ups through non-original roof cover
	44	Non original roof access stairs removed
	45	Removal of non-original concrete encasement to original columns
	46	Removal of non-original steel beam between original columns, all fixing holes to be made good. New replica steel column to be installed in original column location
	47	Removal of original secondary beams and brick arches at the centre of the building to create central atrium garden
	48	Strengthening works to jack arch to facilitate new adjacent opening and retain existing brick arch flooring
	49	Brick spine to be removed, floor to be infilled where required, trusses to be supported by new columns to match original where required
	50	Original purlins to be removed
	51	Possible amendments to existing riser to facilitate proposal
	52	Removal of original secondary beam and brick arch to create penetration for new stair
	53	Non original roof covering and gutters removed. New insulated slate roof and gutters to be constructed with non-original roof covering re-used if possible. Services pop ups to be provided to facilitate new uses
	54	Non original dormer roof structure and coverings to be removed
	55	Original trusses and purlins to be refurbished
	56	Original purlins to be removed, new glazed roof provided over proposed atrium
	57	New steel construction to be built off the original truss to support new glazed atrium roof
	58	Original trusses removed to facilitate new uses. Original trusses to be reused in place of demolished spine wall structure to support roof
	59	Original Brick arch and secondary beams removed between levels 02-04
	60	Non original service pop-ups through non original roof removed
	61	Rooflights to be provided to facilitate new uses, purlins to be removed where required
	62	Lift overrun to facilitate proposal. Existing purlins and non-original roof cover to be removed
	63	Original column removed
	64	Non-original column bases removed
	65	New stair provided to facilitate proposal
	66	Non-original column removed
	67	Half of original truss to be retained and altered around new structural steelwork to support proposed plant deck
	68	Original brick arch and secondary beams removed over new streetscape, level 01
	69	Non-original lift overrun retained and reused to facilitate proposal
	70	Non original external steps and guard rails demolished

	F01	Removal of all advertising banners, carpark signage and great northern signage, all fixing holes etc. to be cut out and made good in specialist repair mortar
	F02	Removal of existing canopy, all fixing holes etc. to be cut out and made good in specialist repair mortar. Existing canopy replaced by new individual canopies relating to original openings, fixed back to existing structure.
	F03	Removal of all non original extensions to the building, all fixing holes etc. to be cut out and made good in specialist repair mortar
	F04	Removal of non original rainwater goods associated with non original extensions / interventions. All fixing holes to be cut out and made good with specialist repair mortar
	F05	Original rainwater goods to be refurbished and restored to original position where required. Non original downpipe to be replaced, and overflow pipe accommodated as part of new drainage strategy
	F06	**Window Type 001 & 002:** Original steel windows to be repaired, cleaned and re-glazed. Non original metal guarding and bird netting removed where required

Façade Alterations

F07	**Window Type 008:** Original steel windows to be repaired, cleaned, re-glazed and original opening to be fixed to a full open position. Existing louvres behind original window to be removed and replaced with new dark coloured rain defence louvres.
F08	**Window Type 003:** Original hatchway with non original brick infill to be opened up. Original metal surround repaired, cleaned, painted. Non original metal flashing and timber sill to be removed. New fixed glazed and aluminium glazed in-panel window with transom to mezzanine levels introduced on inside face of opening
F09	**Window Type 005:** Original hatchway with non original brick infill to be opened up. Original metal surround repaired, cleaned, painted. Non original metal flashing and timber sill to be removed. New projecting balconies with steel balustrade fixed back to existing fabric. New glazed doors introduced on inside face of opening
F10	Original girders and columns to be repaired, cleaned and painted
F11	Non original façade mounted electrical items such as CCTV to be removed depending on condition, new fixtures to be provided where required
F12	**Window Type 004**: Original opening with non original brick infill to be opened up, glazed replica window to be installed to match original
F13	**Window Type 006 & 007**: Non original openings for the carpark ramps to be infilled with new steel windows, metal panels and projecting balconies with steel balustrade
F14	Non original shopfronts, doors and louvres to excising tenants to be repaired, cleaned and painted to match proposed shopfronts, louvres and doors
F15	Non original recessed plaza entrance to be removed and replaced with new glazed entrance within the original façade opening
F16	Non original brickwork removed to form opening for new glazed infill
F17	Original opening enlarged, original brickwork retained for reuse, new glazed infill introduced to opening
F18	Non original external doors to stairwells to be refurbished
F19	**Window Type 009:** New glazed façade within original opening
F20	Viaduct girders to be exposed, repaired, cleaned and painted. New glazed façade introduced below existing girder and new steel balustrade fixed above
F21	Loose face to non original concrete lintels to be removed and new stone facing to be constructed to lintel
F22	New glazed canopies with glazed wind mitigation return to be constructed within original large train entrances, any non original fabric within original openings to be removed.
F23	Non original lighting to be removed, new lighting to be provided in line with lighting strategy
F24	Non original façade covering to be removed, state of existing fabric behind to be assessed & repaired accordingly
F25	Original steel window and stone sill removed, repaired, cleaned. Non original brickwork removed to recreate original opening and window reinstated to original position, fixed in open position.
F26	Original steel window removed, repaired, cleaned, re-glazed and reinstated. Non original infill to inside face of frame removed.
F27	Removal of non original brickwork and façade
F28	Original brickwork removed and kept for reuse. New facade opening formed to accommodate external door
F29	Non original brickwork removed to restore original opening. New replica window fixed in open position installed with new louvres behind to service plant
F30	Non original door removed, opening bricked up with brickwork to match existing
F31	Non original louvres removed from front face of original opening. Replica glazed steel window, fixed in open position, installed with new dark coloured rain defence louvres behind
F32	Original steel window to be removed and stored for re-use. Original opening enlarged with original brickwork and sill removed and stored for re-use. Original brickwork to be made good around new opening with specialist repair mortar
F33	Original steel window to be removed, repaired, cleaned, and stored for re-use. Original brickwork to be made good around new opening with specialist repair mortar. New glazed door to be installed
F34	Original hatchway with non original brick infill to be opened up. Original metal surround, cleaned, painted. Non original metal flashing and timber sill to be removed
F35	Original brickwork removed to facilitate new bridge steel connection to original steel girder. Original brickwork reused around new steelwork and made good with specialist repair mortar
F36	Original brickwork removed to facilitate new lift steel connection. Original brickwork re-used around new steelwork and made good with specialist repair mortar
F37	Non original brick work removed to form opening for louvre façade. Original brickwork around opening to be made good. New glazed extensions to be constructed with structural restraint to original fabric
F38	**Window Type 010 A**: Non original concrete lintel to be removed and original brickwork reused to restore original openings. Original steel window from F32 location to be repaired, cleaned, reglazed and installed.
F39	**Window Type 010 B**: Non original brickwork removed to restore original opening, original steel window from F32 position to be cleaned repaired, reglazed and installed.
F40	Non original brickwork removed to form new opening to glazed lift lobby
F41	Original brickwork removed and stored for re-use, new door installed within opening
F42	Non original shopfronts, doors and louvres to be removed, all fixing holes etc. to be cut out and made good in specialist repair mortar and new shopfront glazing installed

Notes

Alterations information is based on SEP & Aura survey drawings

Please refer to JC20 drawing series plans and elevations for alteration locations