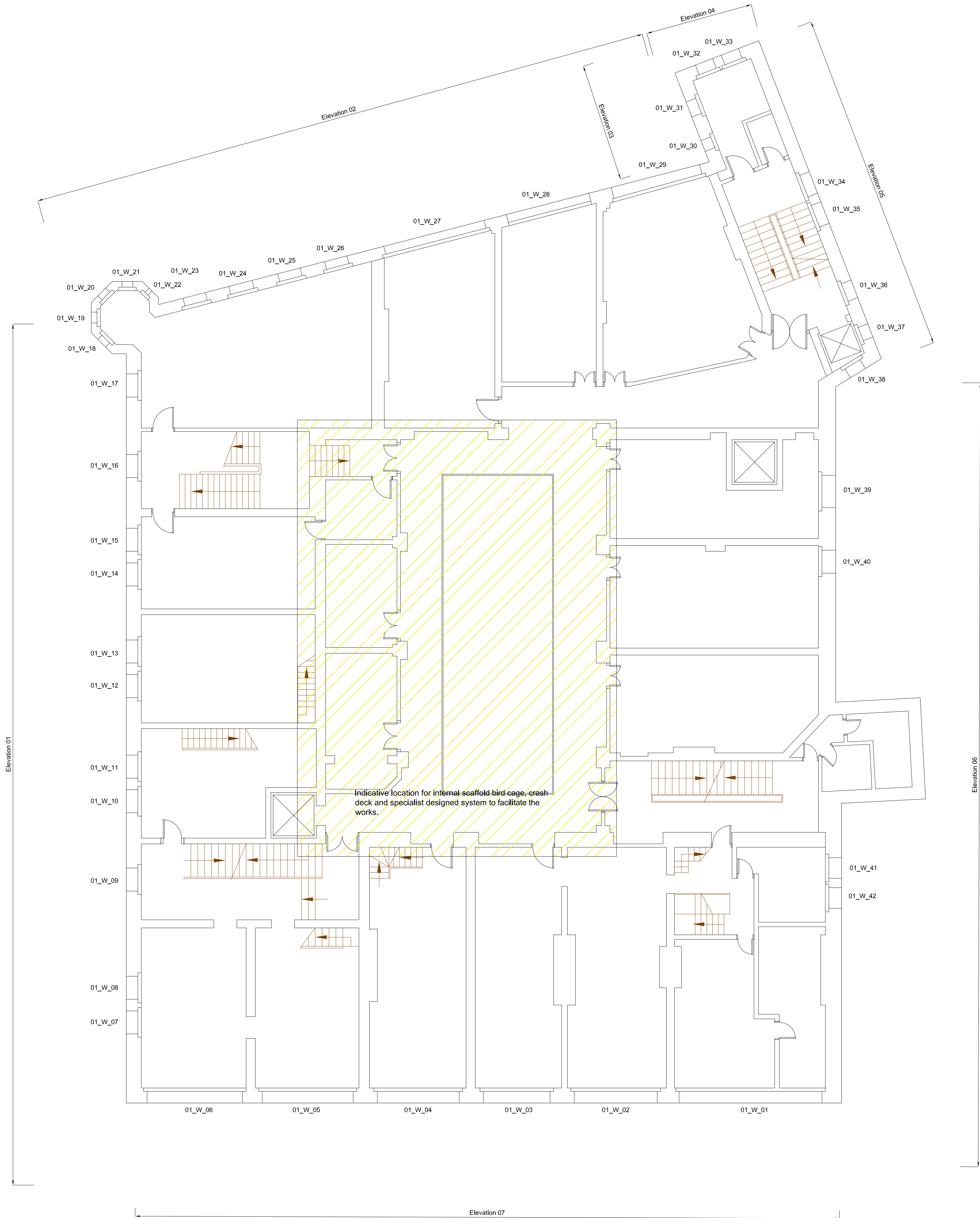




First Floor Plan - Existing and Proposed

Scale 1:100 @ A1

Proposed Works Notes

THIS DRAWING READ IN CONJUNCTION WITH :

KCE-AHR-BA Series 50 Drawings for all works associated with Byram Arcade.

FOR EXTERNAL ACCESS AND COMPOUND:

KCE-AHR-XX-50-DR-A-002

Site establishment and external compound, storage and access.

Contractor to note design of scaffold for access to Byram Roof and elevations for windows, doors, shop fronts and rain watergoods works, must ensure access to pedestrian footpath is maintained.

Scaffold boarding of lists to be moveable and to

KCE-AHR-XX-50-DR-A-010

Site welfare and internal area.

Contractor to note site welfare will be shared for the works and provided in line with the above drawings.

PROPOSED WORKS:

Basement Lightwells:

The contractor when considering the access and scaffold design is to note at basement level there are a number of sub-floor access area. Basement lightwells span below the pavement and should be considered as part of the scaffold design by the specialist sub-contractor.

Windows and Timber Infill / spandrel sections:

The contractor is to allow for the external redecoration of the windows noted adjacent.

Allow for removal of perimeter mastics, sealants and the likes to the window prior to redecoration.

Allow for removal of flaking and loose paint prior to decoration with, 1no. primer, 1no. undercoat and 2no. top coats of gloss. See specification for further notes.

The contractor is to ensure while undertaking the works none of the windows are painted closed. They are to be left operational on completion of the works.

On completion of decoration works allow for a trowel mastic to the perimeter of the window frame.

Access for CA Review:

Note, the external scope of works to windows, doors and shop fronts is limited to decoration work only. Once access is provided contractor to advise CA and client who will attend site to review condition of external windows and advise if any further require works are required. Provisional sum for external timber repairs will be included.

Proposed Scaffolding Notes

SCAFFOLD ACCESS FOR BYRAM ARCADE:

The contractor is to note the scaffold access and associated bird cage, roof access, external working platforms and the like form part of the contractor design package of works.

The contractor is to appoint a specialist scaffolding company to complete the necessary design for access required to complete the works.

The contractor is to ensure all costs allowed for with regards, necessary weekly visits, hire, maintenance and erection / removal costs to be factored into the submission. Allow for debris netting to be provided at each lift when installed.

Contractor to allow for yellow sponge protection to ALL uprights at GF (and accessible areas).

Include for permits for pavement access and erection of designed system. Allow for completing the scaffold erection out of normal working hours.

The scaffolding is to be priced in 3 elements for consideration by the client.

Scaffolding Element 01:

- Perimeter walkway and edge protection to facilitate completion of re-roofing to the above building.
- Safe roof access to allow for the re-pointing works to Elevation 08 and 09 along with access to allow for re-pointing and re-flaunching of all chimney stacks.
- Internal scaffold crash deck and bird cage to facilitate the safe refurbishment and replacement works noted to the glazed lanterns including Refurbishment to Roof 09 and Complete replacement of Roof 08. Contractor to note specialist internal back propping and structural design of the system to take into account the stepped internal balconies. Access to all internal shops is to be maintained.
- Internal lighting. Contractor to allow for design of temporary lighting to all internal communal areas of the building following installation of the scaffold crash deck. LUX levels to be replicated from natural lighting and supplemented by LED strip light installed throughout the internal areas. Allow for removal and reinstatement / making good of finishes on completion. For tender purposes it is assumed there is sufficient electrical capacity to the building. Contractor electrical sub-contractor to allow for necessary review of exiting boards and capacities to advise client.
- External hoists (goods and pedestrian as required) and staircase access to be provided as part of the design with consideration to works proposed. Location of hoist TBC with client. Note requirement on site set up to maintain through road for traffic and to not obstruct the pedestrian access. Contractor to propose location for hoist and access at tender submission.

Scaffolding Element 02:

- Over and above Element 01 minimum requirements to complete the proposed works, the contractor is to provide an extra over cost for the design, supply and installation of a temporary roof structure for the duration of the works. All necessary visits, hire, maintenance and erection / removal costs to be factored into the submission.

Scaffolding Element 03:

- Over and above Element 01 minimum requirements to complete the proposed works, the contractor is to provide an extra over cost for the design, supply and installation of scaffolding to facilitate the redecoration of all windows to the building. Access to be provided at each level. Note requirement to allow for removable access boards to First and Second Floor of Station Street to maintain as much natural light to the pedestrian access as possible. All necessary visits, hire, maintenance and erection / removal costs to be factored into the submission.

Rev A	Update as clouds	20.04.22	LS	NW
Rev	Description	Date	Dr by	App by
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AHR Building Consultancy Ltd
Norwich Union House
High Street
Huddersfield
HD1 2LF
United Kingdom

T +44(0)1484 537411
F +44(0)1484 530332
E huddersfield@ahr-global.com
www.ahr-global.com

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project	Estates Building, Huddersfield - Fabric Repairs Byram Arcade Re-Roofing Package		
drawing	Existing & Proposed First Floor Plan		
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		issue status	TENDER
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