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1. All dimensions to be verified on site prior to any shop works being commenced.
2. Any discrepancies to be reported to the Designer before any work is put in hand.
3. Do not scale from this drawing.
4. This drawing is to be read in conjunction with relevant consultants and specialists drawings.
5. This is a metric drawing.
6. Dimensions indicated thus "" are site dimensions and are to be adjusted onsite by the Contractor accordingly.

NOTES ON SHOP FRONT:

STALL RISERS:
Panelling for new stallriser and all other panelling is to be traditional recessed softwood joinery with mouldings to match original and not 'planted on' mouldings.

Prior to putting works in hand allow for inspection by Conservation Officer for possible information on original stall riser.

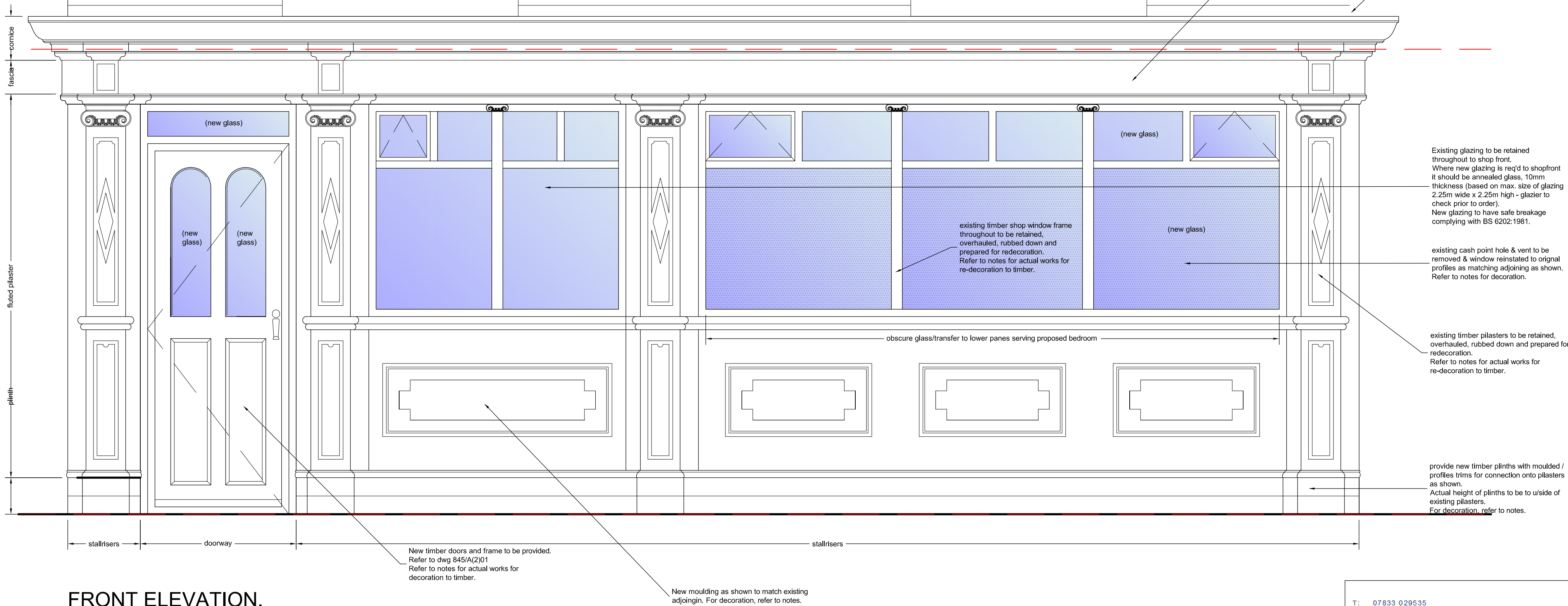
COLOURS:
Exact colours to be agreed with LA Conservation Officer on site prior to decoration work commencing.

PAINT SCRAPE - Prior to work on shopfront, allow for paint scrape of the original painted shopfront to be taken by the Conservation Consultant to ascertain original paint scheme. This information will then guide the final colour scheme proposal.

PROTECTION:
Ensure footpath to be protected via suitable boarding during construction / scaffolding and also protection required to existing retained shopfront & brickwork.



EXISTING PANELING



FRONT ELEVATION.

0 10 20 50mm NATURAL SCALE

NOTES:

TIMBERS

Existing structural timber members to be utilised and confirmed by Architect/specialist sub-contractor carrying out this work for suitability of loading etc. Ensure prior to commencement of any eradication work a full survey of structural members is carried out by a Specialist contractor and survey report submitted to the Architect with recommendations including any associated work, as required.

All works to structural timber sections, including splicing in of new timber sections as required *etc*, to be inspected and confirmed by Local Building Control Officer. Architect to be notified prior to B.C.O. site visit.

The survey shall ascertain the nature and extent of any fungal and beetle attack and ascertain sources and extent of any dampness.

The specialist contractor is to hold certification of membership to the British Wood Preserving and Damp-proofing Association and all works to be carried out strictly to their recommendations.

Prior to opening up of any of the building fabric for inspection purposes submit proposals for approval by the Architect. Maintain stability of retained building fabric and do not damage.

Loose material, paint, dust and debris to be removed from surfaces to be treated and surrounding areas protected as necessary.

The contractor carrying out this work to give notice to Architect before reusing or recycling any sound, uninfected materials.

Any timber preservatives or fungicides used to be registered by the Health & Safety Executive and listed on the HSE website under non-agricultural pesticides.

Insured protection, administered by an independent insurance protection company, to be provided with a minimum 20-year guarantee from completion of installation. The contractor to submit certificates and guarantees to Architect at completion of treatment.

WINDOWS

External windows will require further investigation to determine/clarify the state of repair required.

Generally, where noted, windows to be stripped and retained, make good/repair timber surrounds and main casement/sashes where required. Retain and clean off paint to all ironmongery and replace. Clean all glazing and retain, re-glaze where necessary using traditional methods to approval of the L.A. Conservation Officer.

Paint stripping on site - method statement required in respect of this item.

Please note- lead based paint must be assumed to have been used on existing windows, frames and side panels.

Where windows are to be repaired splicing and reinstatement to be on a '*LIKE FOR LIKE*' basis with all timbers to follow/match existing profile.

Where original glass is removed for repair works to the window, glass is to be carefully stored for reuse.

Should broken panes need to be replaced, replace using 2mm or 3mm "horticultural" - type glass. Alternatively heated distorted glass may be used to the approval of the L.A. Conservation Officer (all to match existing).

Window ironmongery - Sash windows.
If re-glazing alter sash weights to suit the new weight of the sash. Clean off any paint to counterweight pully wheels and ensure that they are running free. Only replace if broken and to be to the approval of the L.A. Conservation Officer.

Casement windows.
To be stripped and retained where noted, make good to frame and cills (cills in need of replacement to be replaced using hardwood ready for painting and complete with drips and rebates to suit existing window drainage channels).

Opening lights.
Strip and clean off all side/top hung opening lights, strip off down to wood. Repair all wood opening lights as necessary and generally as previously described and in supplementary schedules. Prime ready to receive finishing coats of paint.

Ironmongery.

Strip and clean off paint to all ironmongery and re-fit.

The following descriptions are to be read in conjunction with the proposed elevational drawings.
The descriptions have been listed under those work elements where they are most likely to occur, however they shall apply equally to all work elements;

NOTE:
The sizes given for windows, doors and frames to fit existing openings are approximate and the contractor shall arrange for accurate measurement to be taken on site prior to manufacture.

WINDOW TO BE OVERHAULED SHALL INCLUDE:

1. Washing and removal of all paint, efflorescence salts, dirt, grease, oil and organic growth.
2. Filling/stopping of joints, cracks and holes as required abraded to a smooth finish.
3. Replacement of rotten timbers as required.
4. Easing of windows.
5. Renewal of cords to sashes.
6. Overhaul/replacement of ironmongery.
7. Timber to be primed for painting.

RENEW WINDOW WITH TIMBER SHALL INCLUDE:

8. Removing existing window/door and any internal linings, disposal off site amend structural opening as required and making good structure disturbed.
9. Glazing shall be single glazed using 2mm or 3mm "horticultural" - type glass.
10. Single glazed timber sliding sash window of type and size to match other existing sliding sash windows & to suit opening, fixed in accordance with the manufacturers instructions and sealed all round with Feb-foam.
11. Pointing all round externally in clear mastic.
12. Internal linings as necessary primed on back before fixing.
13. Knotting, priming, stopping.
14. Making good internal & external finishings up to new frame.
15. Windows to have ironmongery matching existing / original.

Ensure all new windows are to the approval of L.A. Conservation Officer.

Window manufacturer / specialist to produce drawings and section details at a scale of 1:20 suitable for submission and approval to local planning dept. (planning condition).

NOTE: ALLOW FOR INTERNAL AND EXTERNAL PRIMING TO WINDOWS / DOORS & FRAMES TIMBERS BEFORE FIXING.

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Architectural Design

Rev	Description	Drawn By	Checked By
01	RYAN LITTLE PROPERTIES LTD	RYAN LITTLE	RYAN LITTLE
02	Timber Shopfront AS PROPOSED	RYAN LITTLE	RYAN LITTLE
03	Change of Use former HSBC Well St, Cefn Mawr	RYAN LITTLE	RYAN LITTLE
04	845/A(2)03	RYAN LITTLE	RYAN LITTLE

ORIGINAL DRAWING SIZE 841 x 594 (A1)