

Description of Works & Key for proposed window works

Existing sash and case timber framed single glazed windows (W1, 2, 3, 4, 5, 6, 7, 8 and 9) to be retained, refurbished and draughtproofed as required and provided both sides with full specification white glass paint finish.

- Old original sash & case windows (to upper flat) with original glass to be retained as existing with no works.
- Old original sash & case windows (to upper flat) with original glass to be be refurbished with new cords and draughtproofing with brass Siplex hinges to enable internal closing.
- Modern sash & case windows (to upper flat) with original glass to be retained as existing with no works.

W1 - Modern sash & case window to be closed permanently and sealed internally (existing external security bars retained and painted) and fitted with removable acid etched vinyl internally to block off vision to back of new toilet partitions inside.

W2 - Modern sash & case window to be closed permanently and sealed internally. Existing acid etched glass to both top and bottom panes to be replaced with clear glass with putty sealing. New internal secondary (double) glazed units in timber frames to be fitted to achieve a Sound Transmission Class (STC) of 45dB. (Detail on drawing STS-13A)

W3 - Modern sash & case window to be closed permanently and sealed internally. Existing clear glass to both top and bottom panes to be retained. New internal secondary (double) glazed units in timber frames to be fitted to achieve a Sound Transmission Class (STC) of 45dB. (Detail on drawing STS-13A)

W4 & W5 - Modern sash & case to be closed permanently and sealed internally. Existing glass to both top and bottom panes to be replaced with new acid etched glass to ensure consistency in appearance when viewed from outside.

W6 & W7 - to be closed permanently and sealed internally. Existing acid etched glass to both top and bottom panes to be replaced with putty sealing. New internal secondary (double) glazed units in timber frames to be fitted to achieve a Sound Transmission Class (STC) of 45dB. (Detail on drawing STS-13A)

W8 & W9 (event space 1) to be fully refurbished with new weights & cords with draught proofing and individual panes fitted with Glaco internal secondary thermal glazing.

W10 and W11 to be retained in place, prepared as required and provided both sides with full specification glass paint finish.

W12 - All new timber framed acoustic secondary glazing to be fitted light into structural openings with perimeter detailing to ensure no sound breakout. The use of expanding foam filler will not be accepted.

U-Value of 1.5 W/m²K - by Gersoni Fire Rated Glazing Systems, 2 Abercorn Street, Paisley.

Description of Works & Specification for Demolition

All demolition work to comply with Regulations 10 and 13 of the Building Standards.

Before starting work, carry out a survey to check and confirm:

- Condition and demolition methods of the structure(s).
- Removal methods of any hazardous materials.
- Type and location of adjoining or surrounding loadbearing elements which may be adversely affected by the Works.
- Identification and location of services.

WORKMANSHIP GENERALLY:

- Demolish structure(s) in accordance with BS 6187 and Health and Safety Executive Guidance Notes GS29/1, 3 and 4.
- Operatives must be appropriately skilled and experienced for the type of work and hold or be training to obtain relevant OTB Certificates of Competence.
- Site staff responsible for supervision and control of the work are to be experienced in the assessment of the risks involved and in the methods of demolition to be used.

SITE HAZARDS:

- Prevent fire or explosion caused by gas or vapour.
- Reduce dust by periodically spraying with water.
- Take adequate precautions to protect site operatives and the general public from vibration, dangerous fumes and dust arising during the course of the Works.

ADJOINING PROPERTY:

- Provide adequate temporary support and protection to adjoining property at each stage.
- Prevent damage to adjoining property and leave no unnecessary or unstable projections.
- Do not disturb support to foundations of adjoining property.
- Report any defects exposed or becoming apparent in adjoining property.
- Promptly repair any damage caused to adjoining property.

STRUCTURE(S) TO BE RETAINED:

- Adequately protect parts of existing structure(s) which are to be kept in place.
- Cut away and strip out the minimum necessary.
- Prevent debris from overloading any part of the structure which is not to be demolished.

PARTLY DEMOLISHED STRUCTURE(S):

- Leave partly demolished structure(s) in a stable condition, with adequate temporary support at each stage to prevent risk of uncontrolled collapse.
- Prevent debris from overloading scaffolding platforms.
- Prevent access of unauthorised persons to partly demolished structure(s). Leave safe outside working hours.

OPEN BASEMENTS, ETC:

- Leave adequate buttress walls or provide temporary support to basement retaining walls up to ground level.
- Make the remaining sections of any retaining and buttress walls safe and secure.
- Make holes in basement floors to allow water drainage. Provide a 600 mm diameter hole for every 10 m².

Illuminate and protect dangerous openings as necessary.

Report immediately any suspected asbestos based materials discovered. Avoid disturbing such materials and agree methods for safe removal. All removal is to be carried out by a Contractor licensed by the Health and Safety Executive and prior to any other works starting in these locations.

Subject to the retention of features, structures, etc., specified elsewhere, demolish structure(s) down to foundation levels complete with removal of foundations and ground floor slabs.

Report any bench marks and other survey information found. Do not remove or destroy unless instructed. Locate and mark the positions of services affected by the work. Arrange with the appropriate authorities for the location and marking of the positions of mains services.

Before starting demolition arrange with the appropriate authorities for the disconnection of services and removal of fittings and equipment.

Locate and disconnect all disused drain connections. Seal within the site to approval.

Protect drains and fittings still in use and keep free of debris at all times. Make good any damage arising from demolition work and leave clean and in working order at completion.

Provide as necessary to maintain continuity of services to occupied areas of the same and adjoining properties. Give adequate notice to occupiers if shutdown is necessary.

Notify the CA and service authority or owner of any damage arising from the execution of the Works. Make all arrangements for repair to the satisfaction of the CA and service authority or owner. Bear any costs arising.

Clear away all debris and leave the site tidy on completion.

Components and materials arising from the demolition work are to become the property of the Contractor except where otherwise provided. Remove from site as work proceeds.

Materials arising from demolition work may be recycled or reused elsewhere in the project, subject to compliance with the appropriate specification.

Revisions

A AC condenser unit added to SW elevation.
MLO 29 November 2023

B Layout adjusted following meeting 19/12/23.

C Proposals Further adjusted. 12/02/24

D AC Condenser unit removed from proposed south elevation 26 Feb. 2024

E Additional Notes added for Building Warrant application.

F Elevations further amended further to discussions with planning. MLO 29 June 2024

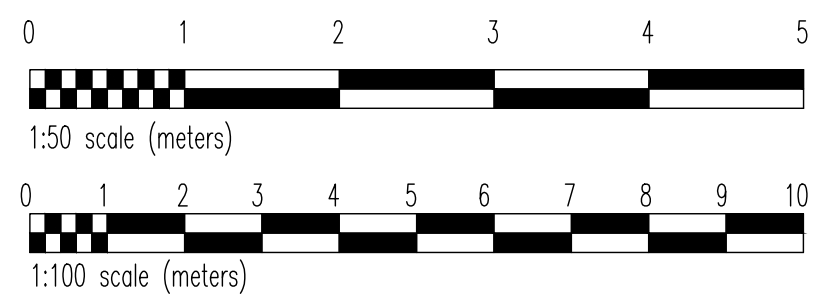
G Elevations further amended. 19/07/24

H Gutter outlet and overflow to rear of new stone wall / cope clarified. MLO 15 November 2024

J Window works colour coding added. MLO 23 January 2025.

K Drawing updated for amendment to warrant. MLO 04/08/25
L South elevation gable intake vent grille relocated to suit revised internal layout. MLO 01/09/25

Do not scale from this drawing.
All dimensions to be checked on site prior to ordering of materials.



Plot at A1

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Project
Proposed Development of Former Bank into Multi-Functional Arts and Hospitality Venue
63, High Street, Dunblane FK15 0EJ

Drawing Title
Existing & Proposed Elevations
(1 of 2)

Client
Dunblane Square Limited

Scale 1:100 date November 2023

Drawing number: 879:06L