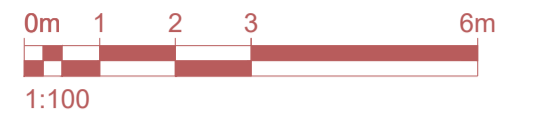


Adjacent Building

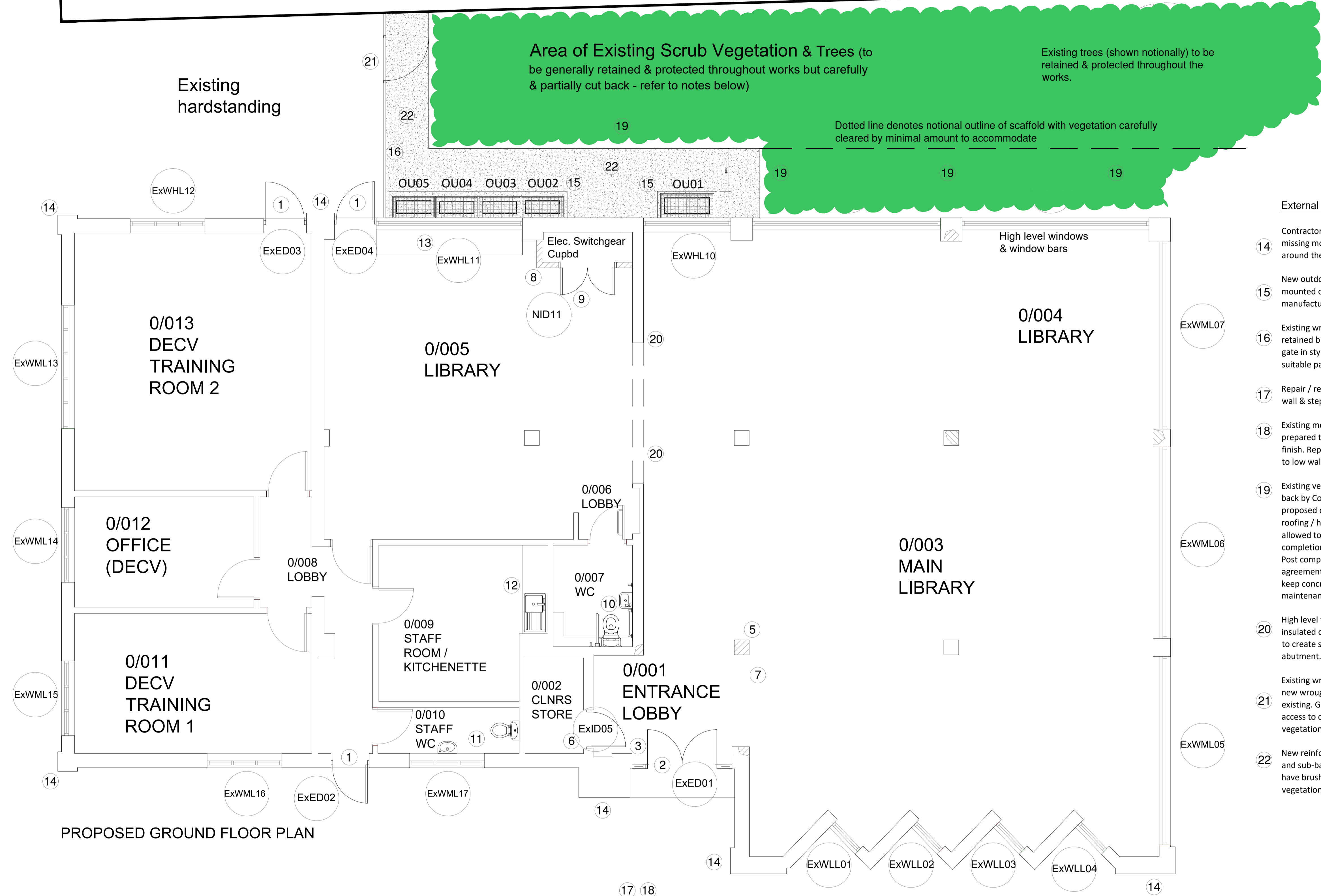
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR. REPORT ANY DISCREPANCIES TO DRAWING AUTHOR AND PROPERTY SERVICES TEAM. DRAWING OR CONTENTS SHOULD NOT BE DUPLICATED WITHOUT PRIOR CONSENT.

DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DOCUMENTS INCLUDING BUT NOT LIMITED TO DRAWINGS, SPECIFICATIONS, SCHEDULES



NOTES

- NOTE:
 - FOR WALL, FLOOR & CEILING FINISHES REFER TO DRG 008.
 - FOR WINDOW AND MAIN ENTRANCE FRONT DOOR REPLACEMENT WORKS REFER TO DRG 009 & 10.
 - FOR DETAILS OF NEW INTERNAL DOOR-SETS REFER TO DRG 011.
 - FOR ROOFING WORKS REFER TO DRG 012.
 - REFER TO DRG 013 FOR EXISTING KITCHENETTE ARRANGEMENT TO BE REMOVED AND REPLACED WITH NEW.
 - FOR WORKS OPTIONS TO FRONT MAIN ENTRANCE REFER TO DRG 014.
 - FOR EXISTING & PROPOSED ELEVATIONS REFER TO DRG 015.



PROPOSED GROUND FLOOR PLAN

External Works Items

- 14 Contractor to repair / re-point existing cracking / missing mortar to all existing sandstone feature piers around the building.
- 15 New outdoor DX Heat Pump condensing units ground mounted on new concrete base (BWIC) within manufacturers cage. Refer to Align drawing for details.
- 16 Existing wrought iron railing fence to be generally retained but modified to provide new lockable access gate in style to match existing fence. Provide new suitable paint finish (including preparation).
- 17 Repair / replace all spalled / damaged brickwork to low wall & step edge adjacent library front entrance.
- 18 Existing metal balustrade adjacent front entrance to be prepared to receive new suitable paint decoration finish. Repair / replace all spalled / damaged brickwork to low wall.
- 19 Existing vegetation to be carefully and partially cut back by Contractor for minimum amount to facilitate proposed concrete path etc and temporary scaffold for roofing / high level window works. Vegetation to be allowed to grow back in scaffold area following completion of works. Post completion - BMBC to have maintenance agreement in place to carefully cut back vegetation to keep concrete path and condensing units free to allow maintenance access.
- 20 High level window opening to be infilled with new insulated cavity wall construction with brick outer skin to create suitable upstand for lower flat roof abutment.
- 21 Existing wrought iron fence to be modified to provide new wrought iron gate in style and height to match existing. Gate to be lockable and provide maintenance access to condensing units and cutting back of vegetation locally.
- 22 New reinforced concrete footpath of suitable thickness and sub-base with PC pin kerb edgings. Concrete to have brushed finish and trowelled margins. Existing vegetation and roots in this area to be fully cleared.

Internal Works Items

- 1 Prepare existing door openings in external wall; Supply & fix 3 No. new steel doorsets (fire exits) and ironmongery to match existing.
- 2 Prepare existing door opening in external wall; Design, supply & fix new glazed aluminium manually operated entrance doors, glazed side screen and fanlight over. Contractor to provide fabrication drawings to CA prior to manufacture.
- 3 Existing timber veneer wall cladding within lobby to be removed. Provide plasterboard and skim dry-lining with paint finish with timber skirting to match existing. Provide suitable sub-frame as required.
- 4 Adapt / form door opening in internal wall; Design, supply & fix new glazed aluminium manually operated entrance doors, glazed side screen and fanlight over. Contractor to provide fabrication drawings to CA prior to manufacture.
- 5 Existing structural column to receive new suitable plasterboard encasement system (double boarded & full height). Provide new timber skirting (with paint decoration finish) to match existing.
- 6 Prepare existing door opening in internal wall; Supply & fix new solidcore FD305 door-set & ironmongery to Cleaners Store. Door finish to be natural timber veneer to match existing internal doors within building.

- 7 Construct new infill partition to side of entrance lobby where door & screen removed). Partition to be 70mm Gypframe 'C' studs at 600mm centres with 2 layers of 12.5mm Gyroc Wallboard each side with skim finish. 25mm Isover Acoustic Partition Roll (APR) 1200 in cavity. Partition components and fixing to be in accordance with British Gypsum instructions to suit application. Provide new skirtings to match existing.
- 8 Construct new partition to form new fire rated enclosure to electrical switch gear. Partition to be 70mm Gypframe 'C' studs at 600mm centres with 2 layers of 12.5mm Gyroc Fireline each side with skim finish. 50mm Isover Acoustic Partition Roll (APR) 1200 in cavity. Partition components and fixing to be in accordance with British Gypsum instructions to suit application. Partition to be built to underside of existing structural roof deck and suitably fire stopped. Provide new skirtings to match existing.
- 9 Supply & fix new solidcore FD305 double door-set & ironmongery to Electrical Switch Gear Cupboard. Door finish to be natural timber veneer to match existing internal doors within building.
- 10 Supply & fix new Ideal Standard Doc M Pack to suit application. Pack to include suitable WC & Cistern, WHB, grab rails and hinged support rail. Include for all components required to complete installation and water and drainage connection works. Contractor to investigate existing boxing and drainage route. Specification and works to suit existing arrangement.

- 11 Supply & fix new Ideal Standard WC & WHB & tap as follows:
 WC's - Armitage Shanks Sandringham 21
 Close Coupled WC.
 Wash Basin - Armitage Shanks Portman 21
 400mm wall hung basin.
 Tap - Armitage Shanks Contour 21+
 Outline single hole thermostatic basin mixer.
 Include for all components required to complete installation and water and drainage connection works.
- 12 Supply & fix new kitchen units to match existing arrangement. Units to be as Messrs Howdens Greenwich Range; Colour to be agreed with client; To include base units, wall cupboards and worktop. Provide drawer unit configuration to match existing.
 Provide 300mm high Altro Whiterock PVC splashback to full length of worktop.
 Howdens Brushed Stainless Steel cupboard handles.
 Provide Lamona Drayton single bowl stainless steel sink & drainer.
 Provide Lamona Arno Polished Chrome swivel mixer tap.
- 13 New storage units to be designed, supplied & fixed by FG (outside of this contract).

P2	Vegetation strategy amended	06/02/26	MJY
P1	First Issue	28/11/25	MJY
Rev	Notes	Date	Issued By



SERVICE
Barnsley Libraries - BMBC

PROJECT
Thurnscoe Library Refurbishment

TITLE
Proposed Work Items

PROJECT REF ThurnsLibrary	DRAWING REFERENCE A-DR-007	REV P2
SCALE 1:50	DISCIPLINE ARCHITECTURE	SHEET SIZE A1
PURPOSE OF ISSUE PRELIMINARY	Drawn MJY	Checked