

THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF HUMPHREYS TEAL PARTNERSHIP. IT MUST NOT BE REPRODUCED, USED, DISCLOSED OR TRANSMITTED TO THIRD PARTIES IN ANY FORM, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION.

DO NOT SCALE
ALL DIMENSIONS SHOULD BE CHECKED ON SITE BEFORE WORK COMMENCES

© Humphreys Teal Partnership 2012. All rights reserved. Control Number: 10000046



- - - DEVELOPMENT SITE BOUNDARY
- STONE (GABION) RETAINING WALL
- NEW (RECLAIMED) STONE WALL
- EXISTING DRY STONE WALLS
- 1200mm HIGH TIMBER POST AND RAIL FENCE
- WESTERN BOUNDARY DETERMINED BY LOCATION OF EXISTING BUILDINGS UNDER THE OWNERSHIP OF JAMES DURRANS & SONS LTD
- NEW POWDER COATED STEEL SECURITY BARRIER

Rev	Date	Description	Drawn

humphreys teal partnership
architects

Priority Park Lodge
Aberford
Leeds
LS25 3DF

T: (0113) 281 2020
F: (0113) 281 3232
W: www.humphreysteal.com
E: architects@humphreysteal.com

client
James Durrans & Sons Ltd.

project
Saville Lane, Thurlstone Penistone

drawing title
Proposed Boundary Treatments Plan

date **May 2012**
status **Planning Issue**
scale **1:500 @ A3**
drawn **NJV** checked **NT**
job no **1078** dwg no **07** rev. **-**

SPECIFICATION OF DEMOLITION AND ALTERATIONS

MATERIALS AND WORKMANSHIP

1.0 Arisings

All materials arising from the demolition shall become the property of the Contractor and he shall include for clearing away all such materials.

2.0 Services

Before commencing the demolition and alterations, the Contractor shall determine the position and extent of all services, hidden services and mains, and ensure that all supplies and services to these are cut off or diverted to the satisfaction of the Architect and Local Authority, and include here for any costs on this account. Redundant pipes shall be stopped off with a concrete plug extending 300mm into the pipe.

3.0 Demolition

Demolition shall be in accordance with BS6187:2011 Code of Practice for full and partial demolition

4.0 Generally

Before the commencement and during the execution of any structural alterations the Contractor shall satisfy himself by a careful survey that such structural alterations as shown on the drawings or described in the Bills of Quantities can be made without risk and the Contractor shall not proceed with any structural alterations until he is so satisfied. Should it be found in the process of opening up the existing structure in connection with any structural alteration that the execution of the work as shown on the drawings or described in the Bills of Quantities would involve risk, the Contractor shall notify the Supervising Officer in writing and shall not proceed with such structural alteration until he has received particular instructions from the Supervising Officer. The Contractor shall be held responsible for any accident or damage that may happen or be caused by the structural alterations whether same be by reason of errors of judgement or improper or defective construction.

Throughout the period of demolition and alteration work on site, the Contractor shall maintain at all times adequate support to the existing construction and the Contractor shall be held responsible for any damage or disturbance that may be caused by neglect to prop up or shore up or by insufficient or improper shoring or propping and shall make good any such damage at his own expense. Propping, shoring and other supports shall be deemed to be included in all descriptions of demolition and alteration work.

The Contractor's attention is brought to the phasing of the works and to the phasing Schedule and drawings indicating at what stage in the works each item (or part of an item) or demolition or alteration is to be carried out.



5.0 Avoidance of Nuisance

Pulling down is to be carried out in such a manner as to cause as little inconvenience as possible to adjoining owners or the Public and the Contractor shall be held responsible for any claims which may arise from the disregard of this clause. Sheetting up of openings in external walls must be carried out to ensure that debris dropped within the building is not deflected onto the public highway. Under no circumstances will explosives be allowed to be used. The rubbish is to be sprinkled with water to prevent dust arising and all proper screens and protection provided to the satisfaction of the Architect. Burning of demolition material on site will not be allowed.

6.0 Reinstate and Make Good

Pulling down as hereinafter described is to be carried out without damage to the remaining parts of the structure or adjoining property and if such damage shall occur in the carrying out of the demolition the Contractor shall reinstate and make good the same at his own expense. All making out and making good is to be executed with materials and workmanship to match in every respect with the surrounding work and is to be properly bonded thereto.

7.0 Credit Value

The Contractor shall allow in the appropriate items for any "Credit" value and this amount shall be deducted on the Collection page from the value of work.

8.0 Public Roadways and Footpaths

The Contractor shall be responsible for maintaining and upholding the public roadways and footpaths and shall be responsible for and make good any damage.

9.0 Notices

The Contractor shall conform to the provisions of any Acts of Parliament relating to the works and to the Regulations and Bye-Laws of the Local Authorities and he shall give all notices required by the said Acts, Regulations and Bye-Laws and pay all fees in respect thereof. The Contractor shall give all notices to the Highways Department, Water, Gas, Lighting and Power Companies and to the Post Office before the work commences and shall allow them facilities for removing any fixtures, fittings or services which may belong to them.

10.0 Temporary Supports for Alteration Works

All descriptions of the forming of openings or demolition are deemed to be inclusive of all necessary propping, needling and other supports as described below, and the Tenderer shall include in his rates for these particular items the provision of such support.

Contractor shall design, supply and erect any necessary temporary needles, vertical and horizontal supports to the existing walls, floors, roofs, beams and columns, where existing supporting walls, beams or columns are to be removed and replaced by new supports and the Contractor should note that the building will be occupied during the whole of the contract period and allowance should, therefore, be made for full



live loading from existing floors when assessing the temporary support required. The Contractor shall be responsible for ensuring that the existing walls, floors and roofs are stable during all stages of the existing construction and erection of new work.

Where steel props are used, timber packings are to be provided at both ends of the props to prevent any possible slipping.

All props are to be thoroughly wedged and securely held in position before removing any part of the existing supports. Props shall be founded on a solid base. Where props are onto a suspended floor, further props must be inserted on the floor(s) below so that the lowest prop is founded on a solid base. Make good finishings damaged by such propping.

Before any temporary supports are removed, existing walls, floors and roofs are to be pinned tight onto the new supports to ensure that no damage occurs when the loads are re-distributed, after the removal of the temporary supports.

Temporary support should be provided to new beams until the tops of supporting stanchions are fully restrained by beams in both directions and stanchion baseplates have been grouted.

All work is to be carried out to the satisfaction and approval of the Architect.

The Contractor shall be held responsible for any damage or disturbance that may be caused by his neglect to provide adequate temporary support and shall make good any such damage at his own expense.

11.0 New Work

New work in connection with alterations shall be carried out as specified in other sections.

12.0 Making Good

The term 'make good' shall be deemed to include all labour, plant and materials necessary to reinstate the existing structure after the removal or adaptation described; such making good shall in all respects match the existing works to the entire satisfaction of the Architect.

The words 'take up', 'take out', 'demolish' or similar analogous descriptions shall be deemed to mean all necessary labour, together with the provision of plant, tackle, etc, required in the operations, and for any incidental propping, shoring, etc, during the execution of the described items.

13.0 Forming Openings

Rates for cutting and forming openings in existing brick or stone walls shall be deemed to include the following:-

- Levelling
- Cutting, toothing and bonding new to existing work when squaring up jambs and returns
- Cutting, pinning and firmly bedding ends of lintels or steel joists to the supporting brickwork
- Removing plaster or similar applied wall finish and removing from site



- Closing cavities at jambs including vertical 'Hyload' polymer damp proof course
- All necessary angle beads and make out general wall plaster up to the arises and to the reveals including working plaster to frames.

14.0 Filling in Openings

Rates for filling in openings in existing block walls shall be deemed to include the following:-

- Hacking off all finishings from reveals
- Levelling and preparing cills and thresholds
- Cutting and pinning to soffits
- Cutting, toothing and bonding new to existing work at jambs or, if described as 'tied to existing jambs' shot fire 2mm x 30mm x 150mm galvanised steel tie once bent to existing and build in other fishtail end into new work
- Raking out block or brick joints to receive unless otherwise described.

Stonework in filling in openings described as 'to match existing' shall match the colour and texture of the existing stone as it appears after cleaning by sand and blasting.

15.0 Removing Skirtings

Rates for removing skirtings shall also include for taking off any grounds and making good.

16.0 Partly Altered or Demolished Structures

The Contractor shall take all measures necessary to prevent access of unauthorised persons to partly altered or demolished buildings and leave safe at close of each day's work. Dangerous openings shall be adequately illuminated and protected.

17.0 Protection

The Contractor shall adequately protect all parts of the structure and fittings which are to be retained and shall provide all requisite tarpaulins, dust sheets, walkways, temporary linings, screens and the like which he may deem necessary. The Contractor will be held responsible for any damage caused due to inadequate protection and will be required to make good such damage at his own expense and to the satisfaction of the Architect.

