



SPECIFIC RISK ASSESSMENT

ROOF TIMBERS AND TILING
Mechanical lifting and manual handling assessment.
Scaffolding / boarding and rail protection.

STRIPPING OUT
Temporary supports and shoring assessment
Adequate temporary works designed

FLOORS
Temporary support below floor when working.
Assessment of working on exposed floor joists.
Structural stability of existing floors assessment.

BUILT IN EQUIPMENT
Mechanical lifting and manual handling assessment.
Scaffolding / boarding and rail protection.

BARGE, FASCIA AND R.W. GOODS
Mechanical lifting and manual handling assessment.
Scaffolding / boarding and rail protection.

WINDOWS - ABOVE GROUND FLOOR LEVEL
Mechanical lifting and manual handling assessment.
Scaffolding / boarding and rail protection.
Cleaning over overhanging canopy.
Specialist planar glazing assessment by specialist installer.

WORKING AT HEIGHTS
Provide boarded walkways to prevent falls.
Plastering / decorating - stairwell areas.
Scaffolding / boarding and rail protection.

LINTELS AND BEAMS
Exceeding 20kg run and above ground floor level.
Mechanical lifting and manual handling assessment.
Scaffolding / boarding and rail protection.
Trestle support may be required.

WORK ADJACENT TO PUBLIC HIGHWAY
Provide adequate protection to footpath on Watery Lane
Scaffolding / boarding and rail protection.

STAIRCASE & LIFT INSTALLATION
Exceeding 20kg run and above ground floor level.
Mechanical lifting and manual handling assessment.
Scaffolding / boarding and rail protection.

FOR OTHER RISK ASSESSMENT REFER TO CONTRACTOR RISK ASSESSMENT PACKAGE AND HEALTH & SAFETY FILE

ROOF COVERING

ALL ROOFS TO BE FULLY STRIPPED OFF. EXISTING NATURAL SLATES RETAINED FROM EXISTING ROOF AND ADJACENT DEMOLISHED BUILDINGS. FIXED IN ACCORDANCE WITH BS 5534 - PART1 AND NHBC STANDARDS (SECTION 7.2.08). LAID IN BROKEN BOND WITH A 5MM GAP BETWEEN SLATES. SECURED WITH 2NO. COPPER NAILS AND ONE COPPER DISC RIVET ON 38X50MM TREATED S/W BATTENS ON NEW AND EXISTING TIMBER RAFTERS. HEAD LAPS TO SUIT ROOF PITCH AND SIZE OF SLATE USED. VERGES TO BE POINTED IN A 1:3 MORTAR MIX.

BREATHABLE SARKING MEMBRANE TO BE LAID BENEATH BATTENS. THE VAPOUR RESISTANCE MUST NOT EXCEED 0.25MN S/G IN ACCORDANCE WITH BS 5250 - 1989 (1995). THE APPLICATION MUST BE IN ACCORDANCE WITH THE SPECIFIC MANUFACTURER'S RECOMMENDATIONS AND THIRD-PARTY ACCREDITATION. GENERALLY THE MEMBRANE SHALL BE DRAPED OVER RAFTERS IN HORIZONTAL RUNS. WITH A HORIZONTAL LAP BETWEEN 150/225MM. VERTICALLY A 100MM LAP IS REQUIRED TO COINCIDE WITH THE RAFTERS. THE MEMBRANE SHALL BE LAID OVER A PROPRIETARY UV-RESISTANT EAVES STRIP TYPE 5U AND SECURED WITH CLOUT NAILS TO THE RAFTERS. THE MEMBRANE SHALL BE CUT AND DRESSED AROUND PENETRATIONS IN ACCORDANCE WITH CP 144 PART 3.

REFER TO STRUCTURAL ENGINEER'S ROOF DESIGN FOR EXACT DETAILS OF CUT TIMBER ROOF.

NATURAL ROOF SLATES FIXED ON 50X38MM SW TANALISED BATTENS ON NON-TEARABLE BREATHABLE FELT I.E. GLIDEVALE PROTECT A1 UNDERLAY

NEW WINDOW INSTALLED, STYLE TO MATCH EXISTING

NEW WINDOW INSTALLED, STYLE TO MATCH EXISTING

WINDOW TO HAVE MIN. 30 MINUTE FIRE RESISTANT GLASS INSTALLED IN SUITABLE FIRE RESISTANT FRAME.

FASCIA BOARD AND SOFFIT, MATERIAL TO BE MATCH EXISTING.

NATURAL ROOF SLATES TO NEW EXTENSION ROOF
NEW SECOND FLOOR EXTENSION TO OUTRIGGER IN BRICKWORK TO MATCH EXISTING

EXISTING PARAPET WALL RETAINED. COPING STONE TO BE LIFTED. NEW LEAD FLASHING INSTALLED AND RE-FIXED TO ALLOW NEW ROOF TO BE FLASHED IN TO EXISTING WALL.

BANK PREMISES

NEW ACCESS RAMP TO BE INSTALLED. GRADIENT TO BE 1:15.
BRICK: 215MM WIDE SOLID BRICK SIDE WALL TO BE CONSTRUCTED TO FORM RAMP ON SUITABLE FOUNDATIONS.
RAMP TO BE FORMED FROM CONCRETE WITH A TAMPED FINISH TO PROVIDE A NON-SLIP SURFACE.
BALUSTADING AND HANDRAIL FORMED FROM GALVANISED STEEL WITH POWDER COATED FINISH AT MIN 900M ABOVE RAMP LEVEL. DESIGN TO CLIENT APPROVAL AND FINISHED IN BLACK.

SIDE ELEVATION

NEW TRADITIONAL LEAD CLAD DORMER STYLE TO REPLICATE EXISTING DORMERS FOUND ON REAR OF No. 1 THE CRESCENT.
DORMER ROOF TO BE CLAD WITH NATURAL SLATE TO MATCH EXISTING

EXISTING ROOF COVERING TO BE STRIPPED AND RELAID USING EXISTING SLATES WHEREVER POSSIBLE.

EXISTING ROOFLIGHTS TO BE REPLACED WITH NEW CONSERVATION STYLE ROOFLIGHTS

NEW FLUSH FITTING CONSERVATION STYLE ROOFLIGHT INSTALLED TO ROOF

CODE 4 LEAD FLASHING AND CAVITY TRAY AT JUNCTION WITH EXISTING BRICK WALL

NATURAL ROOF SLATES TO NEW EXTENSION ROOF

NEW SECOND FLOOR EXTENSION TO OUTRIGGER IN BRICKWORK TO MATCH EXISTING

NEW WINDOW INSTALLED, STYLE TO MATCH EXISTING

PILKINGTON PLANAR GLAZING TO ELEVATION SUPPORTED ON STEEL INNER FRAME TO PROVIDE TRANSPARANCY INTO STRUCTURE

DECOTHANE BASE COAT, HIGH PERFORMANCE, ONE-COMPONENT, LIQUID APPLIED POLYURETHANE WATERPROOFING MEMBRANE BASE COAT HIGH FIXED OVER INSULATION AND INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS DETAILS AND SPECIFICATION. ROOF FINISHED WITH DECOTHANE HIGH PERFORMANCE, UV-STABLE, ONE-COMPONENT, LIQUID APPLIED POLYURETHANE TOP COAT ALL INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS DETAILS AND RECOMMENDATIONS.

EXISTING PARAPET WALL RETAINED. COPING STONE TO BE LIFTED. NEW LEAD FLASHING INSTALLED AND RE-FIXED TO ALLOW NEW ROOF TO BE FLASHED IN TO EXISTING WALL.

EXISTING WALL TO BE RE-BUILT IN NATURAL STONE TO MATCH EXISTING BUILDING

NEW GLAZED ALUMINIUM ENTRANCE DOOR AND GLAZED SCREEN

REAR ELEVATION

PROPOSED MATERIALS



NATURAL SLATE USED TO ROOF.
TILE VENTS USED TO ROOF



RECLAIMED FACING BRICK TO BE USED TO FORM NEW UPPER FLOOR OF EXTENSION.
BRICK TO MATCH EXISTING.

NEW STONEMASONRY TO MATCH EXISTING STONE. WHEREVER POSSIBLE ANY STONE REMOVED TO BE RE-USED.



TYPICAL LEADED DORMER DETAIL TO BE USED.



PILKINGTON'S PLANAR GLAZING TO BE USED TO NEW EXTENSION

NEW WINDOWS TO MATCH EXISTING TIMBER WINDOWS IN STYLE AND TIMBER CROSS SECTIONAL SIZES.

EXISTING EAVES DETAILS TO BE USED TO THE ROOF. ALL LEADWORK AND TIMBER WORK TO BE REPLACED TO MATCH EXISTING

general notes:
all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing.
this drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing.
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SAFETY, HEALTH AND ENVIRONMENT (SHE) INFORMATION (16-200)

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:

CONSTRUCTION

1. Consider protection when working in confined spaces, cellars, roof spaces, ducts etc.
2. Temporary stability of shoring/formwork/masonry during stripping out works
3. Temporary stability of new walls during erection.
4. Protection of stair openings during construction.
5. Temporary protection of openings as floors are upgraded.
6. Check weights of any new stone cladding/roofs in respect of manual handling.
7. Heavy construction items/equipment to be mechanically positioned.
8. Use of low maintenance materials at high level, avoid hot works if possible.
9. Consider use of low maintenance materials for new windows / gutters and other materials at high level.
10. Provide suitable access ways within existing roof voids.
11. Consider type of protection when working at height within existing building.
12. Stability of existing structure when carrying out any excavations. Adequate shoring of earthworks and existing walls during excavation on site. Refer to Engineers Risk Assessments.
13. Steelwork installed in accordance with method statements prepared by installer.
14. Protect of existing structure as work progresses.
15. Protection to adjacent structures to avoid collapse.
16. Existing property/business still to be in use, consider interface of building works with the public. Ensure suitable hoardings and other measures.

MAINTENANCE / CLEANING

1. Windows to first floor and second floors and over protrusions to be cleaned externally by specialist company.Windows to upper floors and over protrusions to be cleaned internally. Suitable restraint hooks to be provided if required.
2. Ensure light fittings are not installed over voids (i.e. stairwells)
3. Ensure ease of access to maintenance panels, access ducts etc.
4. Provide information on materials used to allow future maintenance work to be carried out.
5. Window opening to stairwell to be electronically operated for opening as access to opening may be limited.
6. Ensure new window openings allow for a height of opening to be greater than 1100mm to avoid falls. Rails to be provided & travel restrictors added.
7. Lift manufacturer / installer to provide manual & maintenance schedule for lift.
8. Consider access to the elevations upon completion.

DECOMMISSIONING / DEMOLITION

1. Method statement to be provided for dismantling structure/ materials used in the refurbishment
2. Concealed cables within structure
3. Electric, water cables present below groundentering into building.
4. Provide structural information regarding walls that can and cannot be removed in building to all purchasers.
5. Ensure all hidden pipework is labelled and protected.

C.D.M. Regulations 2015

In line with the above regulations we are obliged to inform the Client of the risks that may be encountered in the construction of these works. All design work has been carried out with Health and Safety aspects given full consideration.

Wherever possible risks have been eliminated from the design, however due to the very nature of this type of work it is not possible to remove all the risks from the design.

We would also respectfully remind the Client of his obligations to take all reasonable in ensuring that only competent contractors who have a valid safety policy are employed and make suitable arrangements for managing a project.

This includes making sure that:

- other duty holders are appointed.
- sufficient time and resources are allocated.

Clients must also make sure that:

- relevant information is prepared and provided to other duty holders
- the principal designer and principal contractor carry out their duties
- welfare facilities are provided.

The client is responsible for appointing a new PD at commencement of construction stage of the project.

A 16/06/23 JS Material images and detailed added
Rev. Date By Description
Client:

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5-6 THE QUADRANT
BUXTON

Drawing Title:
PROPOSED SIDE & REAR ELEVATIONS

Drawn: SCK	Checked:	Scale: 1:50	Date: JUNE 1019
Job No: 16-200	Drawing No: B-12	Rev: A	