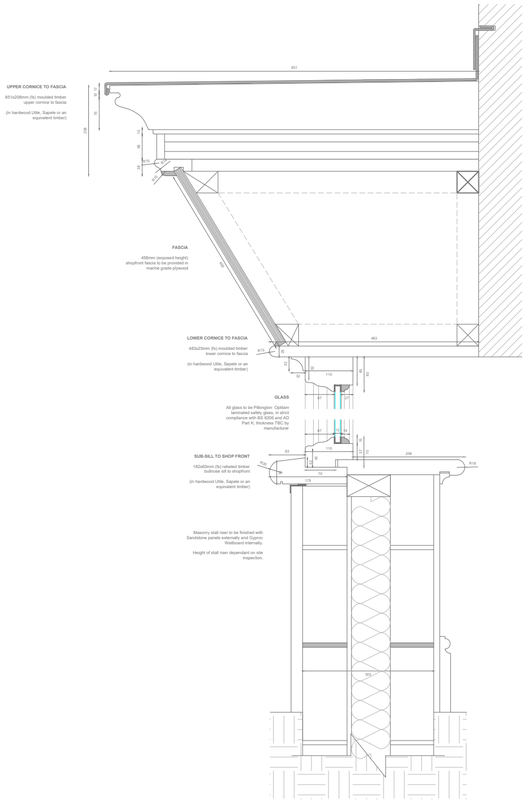
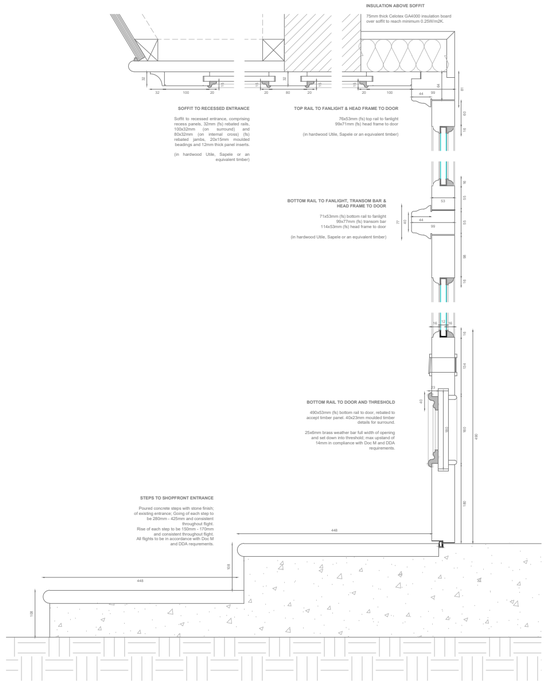
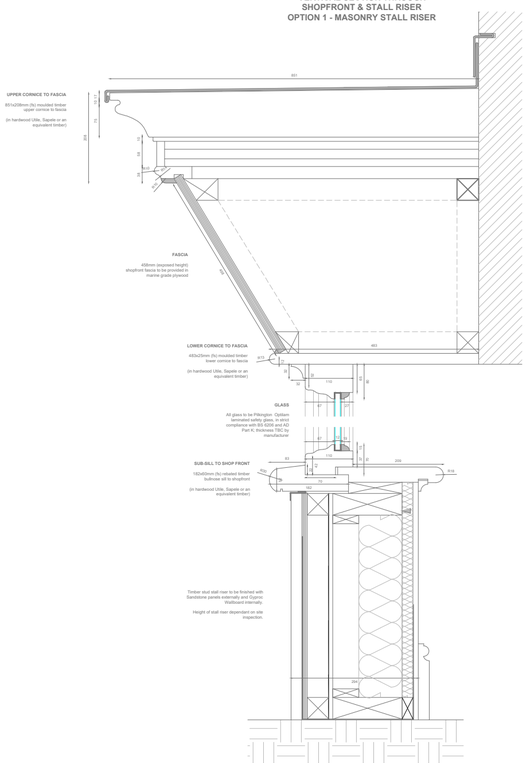


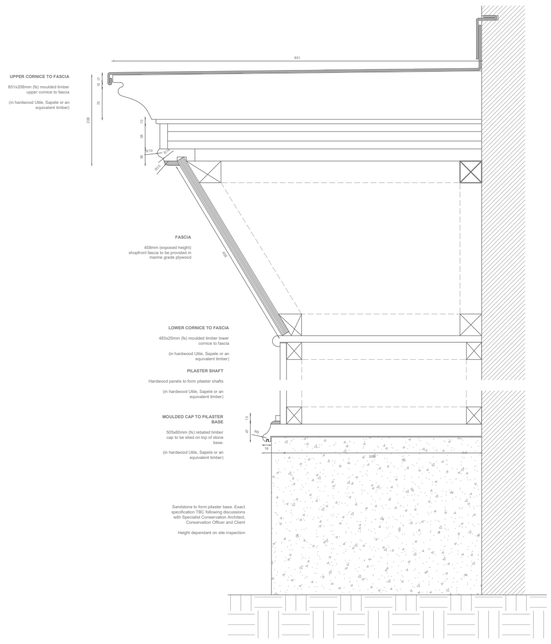
VERTICAL SECTION THROUGH SHOPFRONT & STALL RISER OPTION 1 - MASONRY STALL RISER



VERTICAL SECTION THROUGH SHOPFRONT DOOR



VERTICAL SECTION THROUGH SHOPFRONT & STALL RISER OPTION 2 - TIMBER STUD STALL RISER



VERTICAL SECTION THROUGH PILASTER

CONSTRUCTION NOTES

Disconnect any electrical items and set aside for reuse if necessary (see later section).

Carefully take out and remove from site existing shopfront glazing and all associated trim, packing's and fixings; strip back and adjust internal linings to reveals as required.

Provisional item (subject to assessment of existing threshold); carefully grub up and remove existing floor material/substructure from site and prepare sub-base to accommodate new stepped threshold.

Specialist Conservation Architect and Conservation Officer to be notified of any further historic material in order for it to be inspected.

Traditional Lime Render Mix

Any existing render is to be investigated in order to confirm its composition. If a precise mix cannot be determined and approved, then the Architect is to be consulted on the specification for any proposed sections of lime render, including the ratio of fine/sharp sand with lime and horse hair.

Traditional Lime Render Repair

A brief repair method to be used in case any render repairs are required following the removal of the modern shopfront: The edges of the area to be repaired should be undercut to a depth of 12mm min. to provide a lateral key, reinforce repairs over 50mm with non-ferrous screws and wire; ensure surface is brushed down and free of any dust, debris, dirt, lichen, etc. following good work practices; initially saturate the surrounding stonework thoroughly with clean water and dampen surface between each coat to control suction; mix the repair mortar to a suitable consistency to avoid slumping and apply in layers no more than 12mm deep allowing 24 hrs between layers if building out; if building out scratch previous coat in a diamond pattern to provide key, ensure each layer is pressed firmly back and well compacted, allow each layer to cure or 'green harden' between layers, final layer to be finished by wood float or slightly damp sponge; protect repair during curing using damp Hessian cloth. Do not apply in temperatures 5 degrees and below.

Traditional Lime Mortar Mix

All lime mortar/pointing repairs to be completed using traditional lime mortar mixed at a ratio of 3:1:1 (equal parts fine & sharp sand: lime NHL 3.5: water).

Traditional Lime Mortar Repair

Allow to carefully rake out with appropriate tools any defective mortar joints, ensuring the inside upper and lower edges of the masonry are cleaned of all old mortar. In masonry the the joint should be raked out to a depth 1.5 times the width of the joint. Ensure the back of the joint is square.

Following appropriate preparation, repoint using lime mortar. Specification for lime mortar and ratio with fine/sharp sand dependant on masonry porosity. Architect to be consulted on appropriate specification.

Stall Riser (Option 1 - Masonry Cavity)

Option 1 is the preferred method for the proposed stall risers. Investigations will be required to determine if the existing building and structure are able to support this method of construction.

In accordance with relevant drawings, construct internal and external leaves of masonry cavity stall riser with 7.3N Ultralite Blocks. Cavity to be almost full-filled with 90mm Kooltherm K106 insulation with 10mm air cavity grading to achieve min' U-Value of 0.18 W/m2K. Externally riser is to be fitted with sandstone panels. Specification of sandstone TBC following provision of examples by Contractor. Traditional vents are to be fitted to the riser/s to deter the build up of moisture internally. Architect and Client to confirm material and design of external vent covers prior to purchase by Contractor. Internally, riser is to be fitted with 12.5mm Gyproc Wallboard. Stall riser to be fixed to adjacent masonry where necessary using appropriate stainless steel restraint ties.

Stall Riser (Option 2 - Timber Stud)

If the existing structure is unable to support the construction of Option 1, then revert to Option 2 for stall riser construction; in accordance with relevant drawings, construct timber stud stall riser to proposed shopfront in 140x50mm s/w timber studs fixed at 400mm cts maximum, with 100mm Kooltherm K112 insulation between and 40mm cavity on external side. Fit external face of timber studs with 9mm OSB sheathing and Kinspan Nilvent Breathable Membrane. 50mm ventilated battens to provide highly ventilated space with 12.5mm cementitious board and sandstone panels fitted externally. Specification of sandstone TBC following provision of examples by Contractor. DPM to be fitted between between stall riser and and ground. Traditional vents are to be fitted to the riser/s to deter the build up of moisture internally. Architect and Client to confirm material and design of external vent covers prior to purchase by Contractor. Internal face of studs to be fitted with 37.5mm Kooltherm K118 insulation (including 12.5mm plasterboard finish). Stall riser to be fixed to adjacent masonry where necessary using appropriate stainless steel restraint ties.

Timber Stud Walls

In accordance the relevant drawings, construct timber stud walls on either side of the shopfront in 130x50mm timber studs fixed at 400mm cts maximum, with 130mm Celotex XR4000 insulation between studs to achieve a minimum U-Value of 0.26 W/m2K. Externally the walls are to be finished with 12.5mm cementitious board and then hardwood panels. Internally the studs are to be fitted with a VCL and then 12.5mm Gyproc Wallboard.

Pilasters

Provide and install timber pilaster shafts and all other associated details on either side of proposed frontage; to be formed of hardwood timber as per relevant drawings. Timber pilaster shafts are to be fitted back against the timber stud walls on either side of the shopfront.

Masonry Accessories

Sandstone bases to pilasters are to be mechanically secured against existing masonry using appropriate stainless steel restraint ties; Ancon DPB ties mechanically fixed using M8 bolts and resin into brick work and 6mm dia x 60mm s/s dowels and resin to secure stone; fix and fit in strict accordance with manufacturers written instructions. Each stone to be restrained at four points (2nr top, 2nr bottom), excluding base stone which is to be fixed at top only.

If constructing stall riser as per Option 1 (Masonry Cavity), sandstone panels are to be fixed to riser as per specification above.

If constructing stall riser as per Option 2 (Timber Stud), Contractor and sandstone supplier are to confirm method of fixing prior to installation.

Shopfront Frame

Shopfront frame to be constructed in hardwood Utile, Sapele or an equivalent timber and to include: Approx 110x56mm profiled glazing mullion posts, 135x81 profiled corner posts and correlating glazing frame jamb details; 110x70mm sill detail rebated into 179x60mm profiled sub-sill; 110x80mm moulded frame head detail.

Refer to drawings for full details on moulded profiles and dimensions.

Doors

In addition to current drawing, see drawings CA/1276/23/03 and CA/1276/23/04 for timber and glazing section details

DG1 to be installed in strict accordance with manufacturers written instructions, Part K of the Building Regulations, NHBC Building Standards, BS 8213 and BS6206; fixings to have corrosion resistance to BS EN 1670, Grade 3, 200x25x2.5mm galvanised steel straps/lugs.

DG1 & FG1

Approx. 2190x1010mm (fs) with 457x1010mm (fs) openable fanlight over; Refer to relevant joinery details for specific dimensions of door frame.

Soffit; Over DG1 provide hardwood timber framed soffit approx 1319x896mm (fs) with 20x15mm (fs) mouldings and timber carcassing to behind if required. 75mm thick Celotex GA4000 insulation board over soffit to reach minimum 0.25W/m2K.

Step/s to DG1 to be poured concrete on graded mesh with stone finish as per relevant drawings. All steps to have going of 280mmm to 425mm and rise of 150mm to 170mm and to be consistent throughout flight in accordance with Approved Doc M and DDA requirements.

Glazed Screens

Approx. 2219x737 (WG1), 2219x737mm (WG2), 2219x737mm (WG3), 2219x737mm (WG4), 2219x724mm (WG5): 110x80mm (fs) rebated and profiled head with associated jambs & sill; 19x15mm (fs) glazing beads, 182x60mm (fs) profiled sub-sill with 9x9mm rebated drip to underside.

Glass

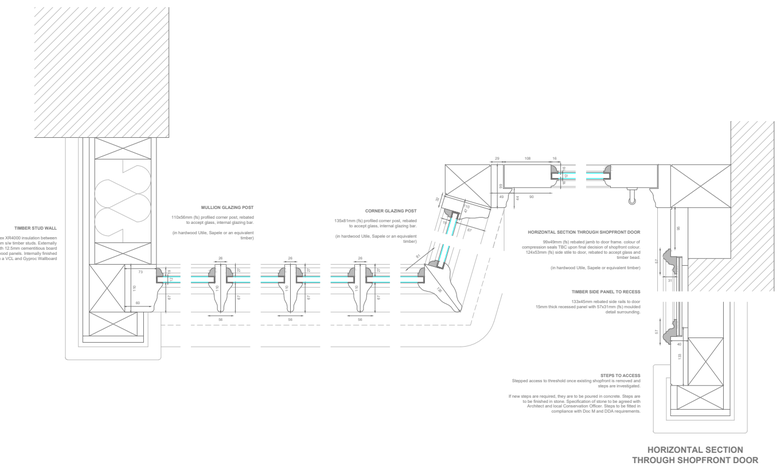
All glass to ground floor glazing is to be toughened safety glass; installed in accordance with BS 6206 and BS 6262; to be identified as required. Safety glass is is to be Pilkington Optilam - laminated safety glass, thickness TBC by manufacturers dependant on pane size and wind load; glass to be installed using traditional putty in accordance with best conservation practices.

1st Floor Windows (Slimline Double Glazing)

All glass to 1st floor sash windows to be 12mm slimline double glazing to achieve min. U-Value of 1.6 W/m2K; installed in accordance with BS 6206 and BS 6262. Glass to be installed using traditional putty in accordance with best conservation practices.

Proposed Wall Infill

Following removal of existing picture window, infill wall as per approved specification to achieve minimum U-Value of 0.18 W/m2K; 100x50mm s/w timber studs at 400mm cts max with 100mm STEICO Flex 036 woodfibre flexible thermal insulation from wood between. On external face fit with 35mm STEICO Universal Board, reclaimed brickwork and then render to match existing property. Conservation Architect to confirm render specification. Internally, wall to be finished with Intello+ VCL and 12.5mm Gyproc Wallboard. All elements to be fitted as per manufacturers instructions. Infill to be fixed to adjacent masonry where necessary using appropriate stainless steel restraint ties.



HORIZONTAL SECTION THROUGH SHOPFRONT DOOR

Lead Cover Weathering to Cornice

Provide Code 5 lead weathering to cornice, take up external wall by 100mm min., turn into walling by 25mm min. and securely wedge at 300mm cts, and each lap joint, using 25mm min. wide lead wedges, fit masking tape to lead to allow for thermal movement and point joint with a well-haired lime mortar; turn edge of lead down over front of cornice 25mm min, welt edge and secure in position using 50mm wide x 0.6mm thick copper clips to BS EN 1172:2011, at each lap joint and 300mm regular intervals, fix using copper nails, lead to be installed in 1500mm max bay lengths, use 45x45mm (fs) wood cored rolls at joints positioned in direction of fall, lead over cloak should overlap adjoining bay by 40mm min, roll to finish at cornice edge with end splayed.

FLOOR, WALL AND CEILING FINISHES

Make good existing floor structure and finish where adjusted around DG1, extending floor finish to meet door in new position.

To timber stall risers fix 12.5mm Gyproc Wallboard and apply skim coat to finish. Plasterboards to overlap window jambs by a consistent 15mm to all sides and head.

Ceilings

If necessary, form plasterboard bulkhead internally to shopfront. TBC.

Painting and Decorating

Internally all new areas of gypsum based plaster to the walls to receive an emulsion paint finish, extending area to be decorated to the nearest junction (i.e. decorate the entire wall/ceiling and not patch pain small areas); Dulux water-based emulsion paints, applied in strict accordance with manufacturers written instructions; prepare and supply one mist coat and two full coats of emulsion. Colour to be confirmed by client.

Internally all new areas of lime plaster (if applicable) to receive a painted finish of natural mineral paint (white); apply in strict accordance with manufacturers written instructions, if required use fixative; prepare surface and apply one diluted base coat and two full coats.

Internal and External Joinery

To internal and external joinery use appropriate water-based paints; prepare surface, apply knot and resin block primer where required, apply one diluted mist coat of primer and undercoat, followed by one full coat. Apply two full coats to finish. Specialist Conservation Architect and Conservation Officer to approve paint specification prior to application.

Internal Joinery

To all new walling, dry lining etc. (shopfront only) fix 175x25mm timber skirtings with torus moulding; mechanically fix to background material, countersink heads and plug.

Ironmongery

Supply and fix the following;

Door DG1 (see Crofts Architectural Ironmongery for referenced items)
Polished Brass un-lacquered finish, unless otherwise stated
Brass weather bar to DG1 to extend full width of opening and an upstand of no greater than 14mm.
2nr 5-inch brass butt hinges
1nr ERA 5 lever mortice dead lock to BS3621:1998
1 pair of 12" brass push/pull handles (ref. 1654)
1 Yale type cylinder lock and keep with PVD finish
1nr 12" brass letter plate (ref. 1635) with PVD finish
1 nr door closer
1 nr escutcheon 32mm dia (ref. 1873)
1nr heavy duty mortice roller catch and keep by Hafele (911.62.393)
150mm high brass kick plate full width of door, external face only

Fanlight over DG1
1 pair 3" brass butt hinges
1 pair of hopper light restraining arms
1nr latch and keep

Lettering

Lettering specification TBC

General Electrics

All electrical works are to be designed, installed, tested and certified by a competent, qualified person and in strict accordance with Building Regulation Approved Document Part P, BS 7671:2008+A3:2015 and the latest edition of the IET Regulations.

In accordance with the above standards, upon completion and testing of the electrical works an electrical certificate is to be completed and issued to the Local Authority Building Control and a copy included within the Health and Safety File.

Identify redundant wiring to Market Place elevation: isolate, disconnect and remove redundant wiring from elevation, consolidate remaining and clip in position.

Isolate, disconnect and remove electrical fittings from internal bulkheads if required and set aside for reuse.

All dimensions are in millimeters unless otherwise stated.
This drawing to be checked against all other relevant drawings and any dimensions are to be check on site.
Do not scale from drawing.

DRAWING TITLE

No.21 HIGH STREET SOUTH - PROPOSED JOINERY DETAILS

SCALE

1:10 @ A2

DATE

01/08/2023

PROJECT TITLE

REINSTATEMENT OF THE HISTORIC SHOPFRONTS, WINDOWS AND ARCHITECTURAL FEATURES AND REPAIRS TO THE HISTORIC FABRIC

PROJECT ADDRESS

21-23 High Street South
Dunstable
LU6 3SA

DRAWING NO.

CA/1276/23/09

REVISION

Rev A - August 2023

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