

CONSTRUCTION SPECIFICATION AND MATERIALS

for the

**DEMOLITION OF SINGLE STOREY MONO PITCHED EXTENSION AND
RECONSTRUCTION OF PREVIOUSLY REMOVED PARTIAL GABLE
END WALL AND NEW SECTION OF PARTY WALL.**

at

24 MARKET PLACE, WARMINSTER, WILTSHIRE. BA12 9AN

INTRODUCTION

The building forms the middle section of a terrace of five buildings numbering 20 to 28 Market Place, Warminster, Wiltshire. Numbers 20 to 24 are historical buildings forming part of the older section of the Market Place and are Listed Grade II. Numbers 26 and 28 are more recent structures which replaced the old Corn Market around 50 years ago.

All of the above buildings are within the same ownership with numbers 20,26 and 28 currently let and occupied.

Number 24 is a two storey traditional structure currently comprising of a large glazed shop front facing the Market Place and extending back through a large open retail space culminating with a fire exit door in the South Elevation. This is the approximately 36 square metre end section of building to be demolished.

There is a single staircase which gives access to the first floor which currently comprises of offices, mess room, storage and cloakroom. The original first floor gable end is still in place and supported off steel beams.

Both 22 and 24 are separated with a staggered party wall close to the front shop window. The proposal is to construct a new section of party wall in line with the original position.

PLANNING CONSIDERATIONS

As stated, this building is Listed Grade II and consequently necessitated Planning and Listed Building Consent from Wiltshire Council with specific conditions stated on the attached Consent documents. These conditions may request on-going information during the demolition phase of the project.

As the building is Listed it has not been possible to investigate the existing floor structure and substrate to determine if the original wall foundation still exists or exposure of the steel beam casing above.

PARTY WALL ACT

As the project might involve the excavation of new foundations within 6 metres of an adjoining property, under normal circumstances this would require approval from the adjoining owners. However, as the buildings to either side are in the same ownership consent will not be required.

ACCESS

Obviously there is a pedestrian access onto the Market Place which will be discouraged for construction purposes. However there is a rear access out of the building into a small courtyard which opens out onto a large rear garden with direct access onto a Council owned pay and display car park. There is sufficient access for two vehicles and the delivery and storage of materials and removal of waste.

EXISTING STRUCTURE

Again, it has not been possible to determine the exact construction materials but it appears to be rendered concrete block walls under a mono pitched roof with a suspended ceiling, integral glazed rooflight and covered with, what appears to be, asbestos corrugated sheeting. Suitable precautions need to be taken when removing the asbestos sheets and placing into a registered receptacle with a recorded paper trail to a registered tipping site. Care should also be taken to identify any further asbestos cladding during demolition and suitable steps taken.

This end section of building does not appear to be connected to any other structure.

DEMOLITIONS

Allow to identify and isolate all electrical services installed within the building to be demolished.

Allow to provide all necessary temporary support to the roof and retained gable apex during the demolition process and carefully remove the roof covering, timber and steel supports, rooflight and ceilings and clear away to leave the three external walls.

Carefully remove the existing rear access door and carefully dismantle the masonry walls down to ground level and clear away. Allow to break up and remove the existing floor and expose the original stone wall foundation (perhaps).

Care should be taken to not to damage the cobbled yard finish if discovered under the ground floor construction make up.

If any historical items or materials are discovered please stop work and advise the owner/consultant before proceeding further. Care should also be taken as it is possible that a well may be present under the floor construction.

Carefully remove a short section of existing party wall close to the shop front to form an access between the two shops.

FOUNDATION

Rear Building - If the original wall foundation is discovered then it should be left in-situ pending an inspection to determine its suitability to be retained and built off again.

If no wall is discovered allow to excavate to a reduced level of 1000mm below ground level, or a depth as instructed on site by Building Control, and form a 600mm wide x minimum 225mm thick continuous concrete strip foundation from wall to wall.

Party Wall – investigate the already exposed floor area to identify the original wall foundation.

WALL UP TO DAMP COURSE

Rear Building - If original foundation is used then a level concrete blinding layer to be laid below ground level.

Allow to form a 100mm concrete block inner skin, 100mm cavity with lean mix concrete infilling up to 225mm below external finished ground level and a 100mm concrete block outer skin changing to a buff coloured concrete brick above ground level. Allow to build in concrete lintels over if any services pass through walls and bed on a damp proof course.

Party Wall – If the original wall is found and deemed to be in suitable condition then a blinding concrete layer to be formed and a damp proof course laid prior to a 215mm thick concrete block laid flat up to floor level.

EXISTING GROUND FLOOR

Rear Wall - Allow to make good to the existing ground floor disturbed by the formation of foundation and wall.

Party Wall – Allow to make good/reinstate existing ground floor either side of party wall.

WALL ABOVE DAMP COURSE

Rear Wall - To comprise of a 100mm thick insulation block inner skin, 100mm wide cavity with 100mm thick celotex full fill insulation system (or similar) and a 100mm thick concrete block outer skin finished with two coat external render. Build in insulated combined steel lintels over door and window openings and install stainless steel wall ties at 450mm crs vertically and 750mm crs horizontally.

Allow to fabricate and install window and door templates as work proceeds.

Allow to form coursed steps at junction to the existing wall both sides to achieve a positive masonry connection.

Continue construction up to underside of steel beam, ensure suitable and adequate pinned support to wall above and carefully remove the steel beam, make good to existing wall as required and continue the external wall construction up to and connect to the original gable apex.

Finish wall internally with either cement/sand render finished with gypsum plaster or 12.5mm thick plasterboard with dot and dab fixing to blockwork finished with skim coat of gypsum plaster.

Party Wall – to comprise of 215mm thick concrete block up to the underside of the existing ceiling/first floor. Finish with 12.5mm plasterboard dot and dabbed and finished with a skim coat of gypsum plaster.

Allow for temporary support to apex above and form opening for new first floor gable window, quoin up reveals and build in a reinforced concrete lintel of suitable width and make good.

JOINERY

Allow to fabricate three pre-finished windows and one door in strict accordance with the details approved within the Listed Building Consent and build them in upon completion of the wall. Form and fit timber window boards to suit.

Fit matching skirting board and ground level to match existing.

MAKING GOOD

Allow to make good to walls and ceilings disturbed by the reconstruction with materials to match existing.

DECORATIONS

Allow to decorate all new plastered walls and junctions with mist coat and two further coats of emulsion paint to selected shades.

TEMPORARY PROTECTION

During the construction process allow for the temporary weather and security protection of the exposed end of the building to prevent damage and intruders.

EXTERNAL WORKS

Form suitable steps down from the door to the yard level as agreed with the client following inspection of the exposed yard following demolition. Further instructions will follow following decision on yard finish.