

NEATH: PLANNED ASSET REPLACEMENT (PAR)

Full Scheme Design (FSD)

12 FEBRUARY 2021



Proposed Scope

Key Elements:

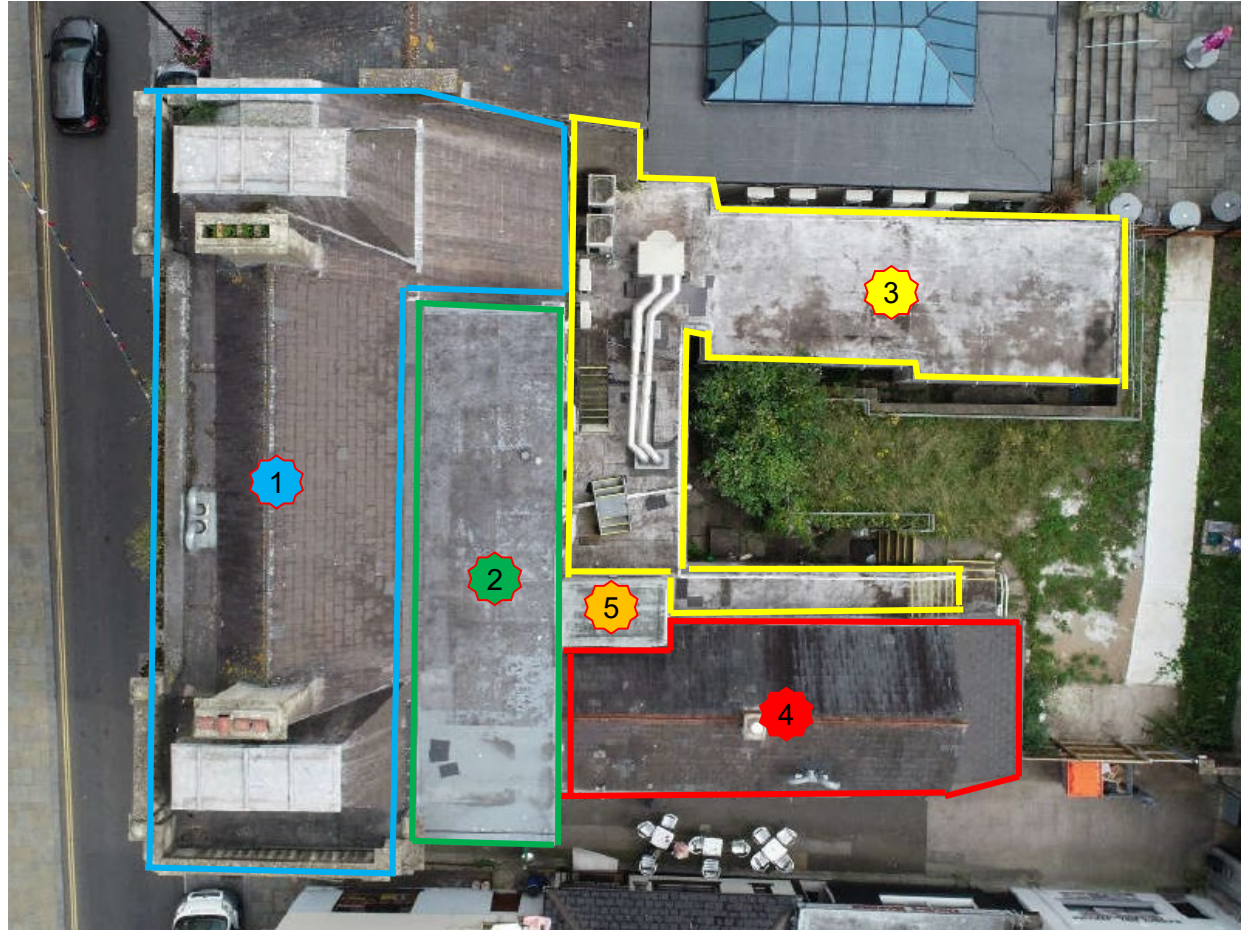
1. Address slipped & damaged slate tiles to 2nd Floor Pitched Roof(inc Turrets) above Staff Room, Lift Motor Room & Store areas
2. Replace guttering to lower section of 2nd Floor Pitched Roof
3. Overlay covering to Flat Roof area above 2nd Floor above Toilets
4. Replace Flat Roof coverings to Ground Floor area above Strong Room, Cash Office, Counters & FoH areas
5. Replace Fascia & Guttering to Ground Floor Flat Roof area
6. Address areas of damaged/blown render around the Strong Room building structure
7. Address slipped & damaged slate tiles to 1st Floor Pitched Roof area above 1-2-1, Confi waste & Store areas
8. Overlay covering to Flat Roof(small section) above 1st Floor adjacent to Lobby area
9. Address damaged Stonework to Front Elevation inc Balustrades at Roof level
10. Carryout Doff clean of all Stonework to Front & Side Elevations
11. Address damaged Stonework to the Side Elevation
12. Remove & replace all Bird deterrent systems to Front & Side Elevations
13. Install New Bird deterrent systems to Rear Elevation
14. Make good, prepare & decorate Front Elevation timber windows – replace damaged glazing to 2no. Windows inc sill replacement 1no. Grd Floor window
15. Make good, prepare & decorate all timber windows to the Rear & Side Elevations – full replacement required to 1no. Window & sill replacement required to 1no. Grd Floor window
16. Remove edge protection to rear Grd Floor Flat Roof areas – replace with new due to non H&S compliancy of existing, altering layouts to suit relevant requirements
17. Address steps/staircase to rear Grd Floor Flat Roof area due to non H&S compliancy
18. Address isolated areas of blown render to the rear façade
19. Replace all internal water damaged ceiling tiles
20. Address several areas internally where water has damaged walls & MF ceilings
21. Remove all HVAC Plant to rear Ground Floor roof to facilitate roof replacement works – re-instate existing HVAC Plant upon completion & re-commission systems
22. Address coping stones to rear garden retaining wall
23. Install new FE escape walkway(path) across rear “garden” area – linking FE staircase with pathway(due to uneven levels & soil situation)
24. Install scaffolding upto & including Roof level(above 2nd Floor), to facilitate project works

Project Controls Type

Major Minor *(delete as required)*

Neath – Roof Areas

1. Pitched Roof areas/Turrets (above 2nd Floor – Staff Room & Store Rooms)
2. Flat Roof areas (above 2nd Floor – Toilet areas)
3. Flat Roof area (above Grd Floor – Strong Room, Cash Office, Counters, Banking Hall & BoH Corridor)
4. Pitched Roof areas (above 1st Floor – 1-2-1, Conf waste & Grd Floor Toilet)
5. Flat Roof area (above 1st Floor – adjacent Lobby area)



Neath – Roof Areas



Roof Area 1 – Pitched Roof inc Turrets, above 2nd Floor(Staff Room, Lift Motor Room & Store Rooms)

1. Replace damaged & slipped slate tiles
2. Overhaul coverings to flat “gulley” areas
3. Overhaul “crown” roof area to Turrets – remedial lead works required
4. Replace existing guttering(limited) to rear
5. Address valley areas
6. Make good, prepare & decorate fascia’s(to rear)
7. Undertake remedial works to chimney stack inc re-pointing brickwork & flaunching’s
8. Address Stonework balustrade, cornice & parapets



Neath – Roof Areas



Roof Area 2 – Flat Roof above 2nd Floor(Toilet areas)

1. Overlay existing covering with liquid coating
2. Make good, prepare & decorate fascia's
3. Replace guttering & RWP's



Neath – Roof Areas

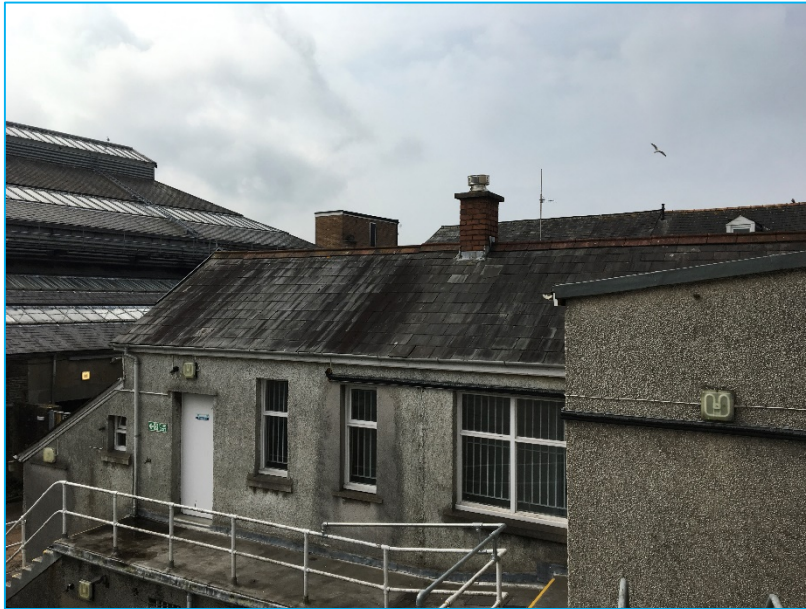


Roof Area 3 – Flat Roof above Ground Floor(Strong Room, Cash Office, Counters, Banking Hall(part) & BoH Corridor)

1. Replace existing covering inc insulation
2. Replace fascia & guttering
3. Remove existing edge protection & replace for new H&S compliant system
4. Address steps for H&S compliancy
5. Remove & re-instate HVAC Plant – re-commission systems
6. Remove & re-instate “step over” bridge
7. Install Anti Slip walkway
8. Address FE emergency lighting

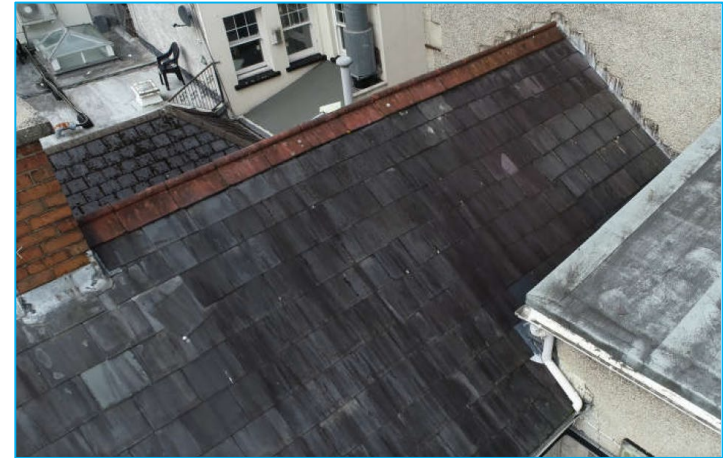


Neath – Roof Areas



**Roof Area 4 – Pitched Roof above 1st Floor(1-2-1, Confi Waste)
inc section above Grd Floor (Toilets)**

1. Replace damaged & slipped tiles
2. Make good, prepare & decorate fascia
3. Replace guttering & RWP's



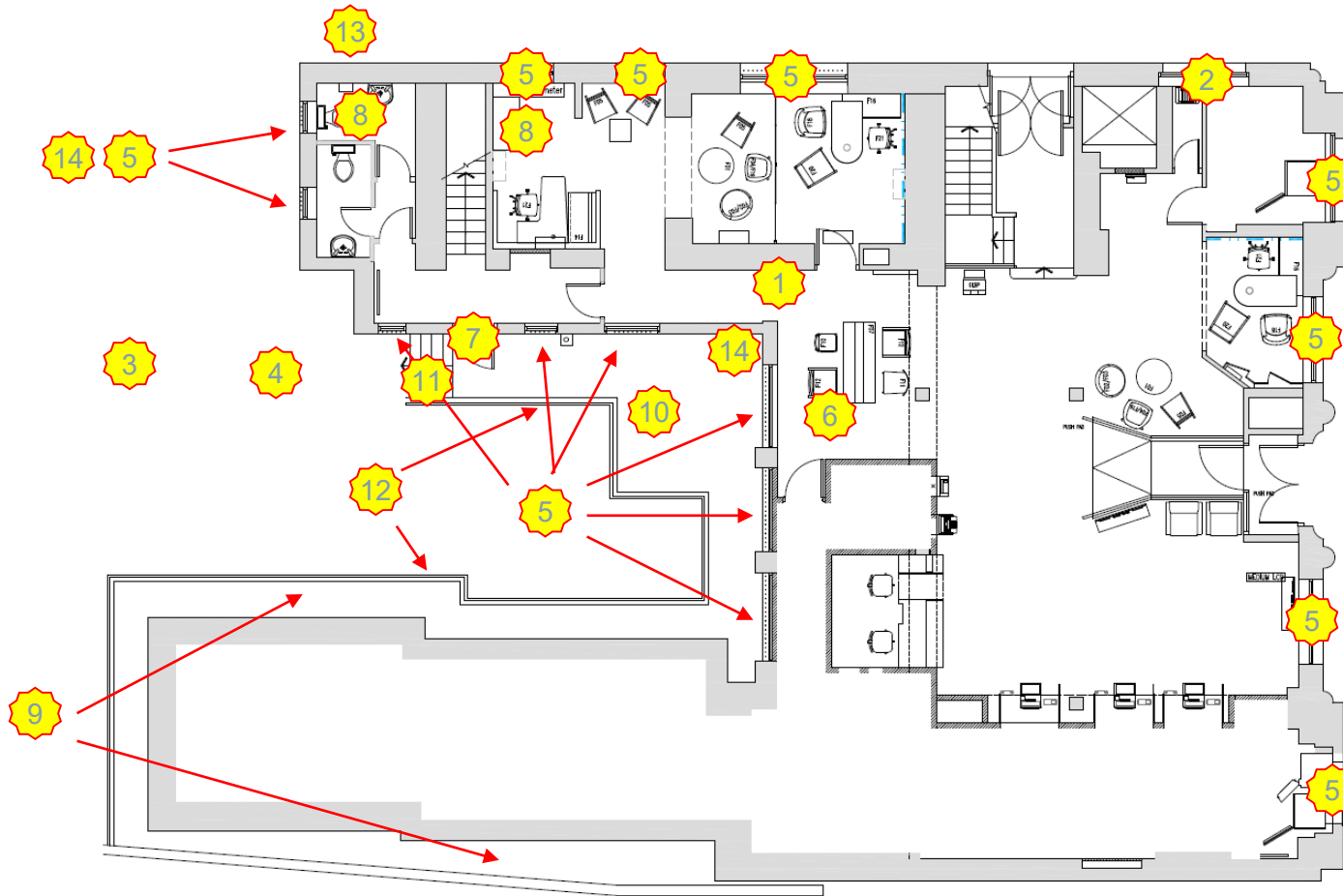
Neath – Roof Areas

Roof Area 5 – Flat Roof above 2nd Floor(Toilet areas)

1. Overlay existing covering with liquid coating
2. Make good, prepare & decorate fascia's
3. Replace guttering & RWP's

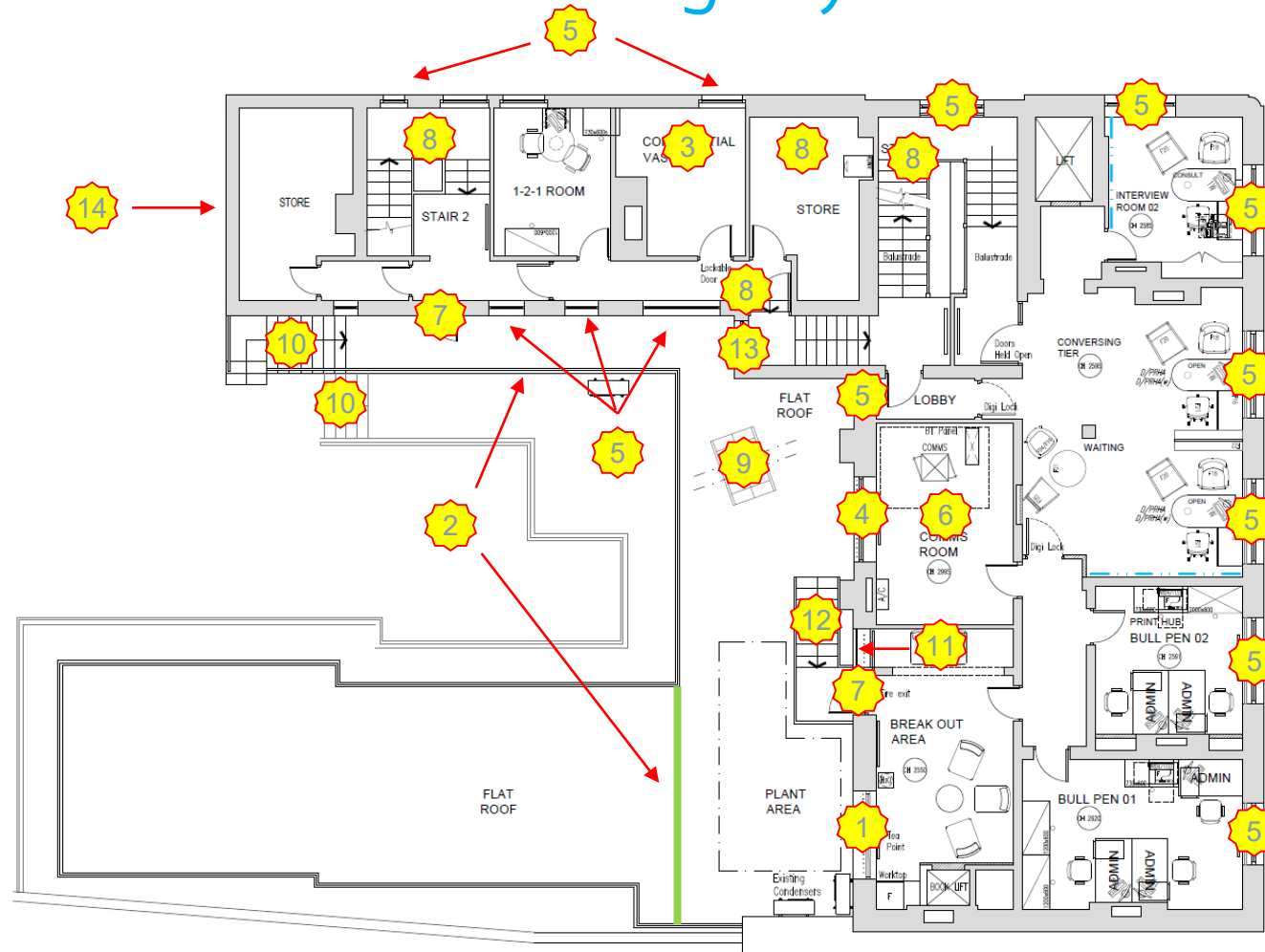


Neath - GFL - Existing Layout



1. Replace water damaged ceiling tiles, make good water damaged walls, skirting & flooring & replace for new inc decorations
2. Replace window sill, prepare & decorate window – carryout remedial works to stone
3. De-veg area
4. Install New FE Walkway across soil area
5. Make good, prepare & decorate all windows(externally) – inc security bars to rear
6. Replace water damaged ceiling tiles
7. Make good, prepare & decorate FE Door
8. Make good water damaged wall – make good, prepare & decorate
9. Remove debris from side gully alongside Strong Room & clear area
10. Clear low level area – clear drains etc
11. Re-Paint Stair nosings
12. Address coping stones to retaining wall – remove & re-bed(retain edge rail protection on same line)
13. Remove brickwork – replace with correct mortar bedding(1m2)
14. Remove water damaged render – re-apply & decorate on completion

Neath - 1FL - Existing Layout



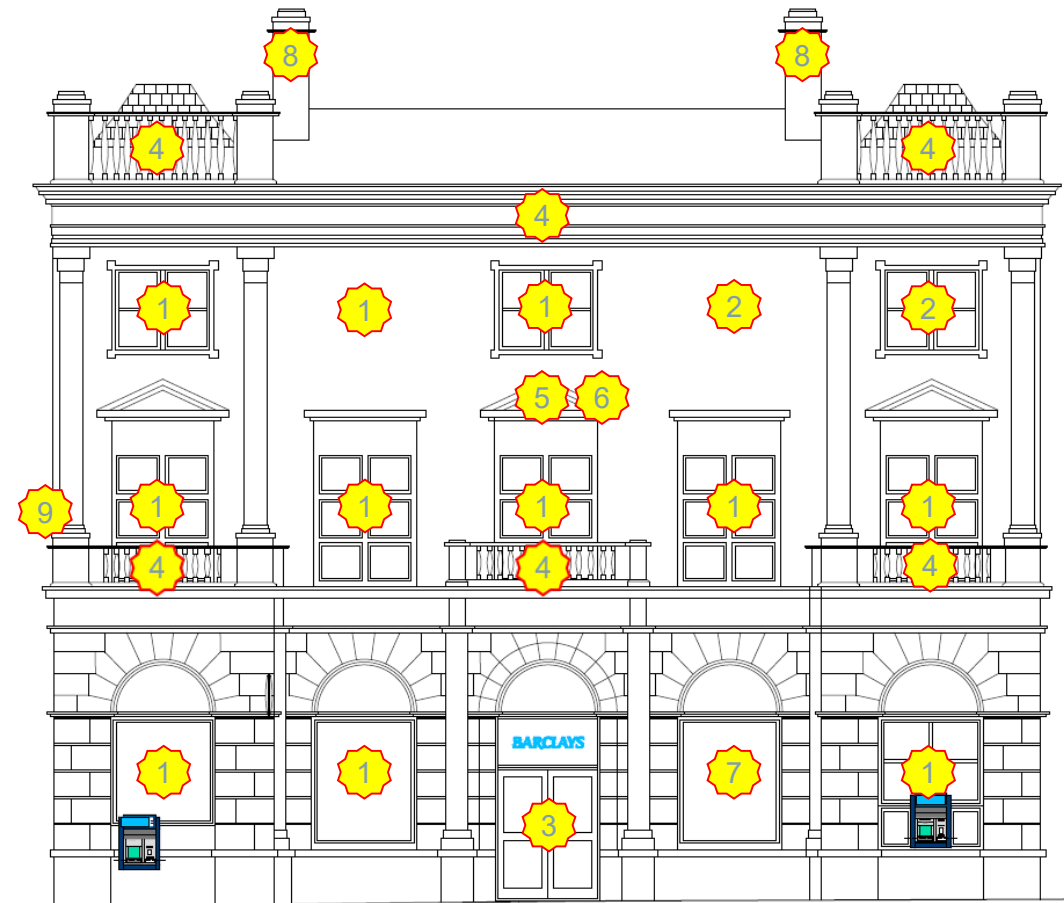
1. Make good, prepare & decorate window externally(inc bars) – allow to inc internal reveal
2. Replace edge protection at Roof level
3. Hack off loose plaster & paintwork – rub down & leave(no decorations)
4. Make good, prepare & decorate window inc security bars(externally) inc replacement of cracked glazing
5. Make good, prepare & decorate all windows(externally)
6. Replace water damaged ceiling tiles
7. Make good, prepare & decorate FE Door
8. Make good water damaged wall – make good, prepare & decorate
9. Remove & re-instate Step Over bridge
10. Re-Paint Stair nosings
11. Replace window sill, make good, prepare & decorate window inc security bars(internally/externally)
12. Strip back, prepare & decorate metal FE staircase
13. Make good, prepare & decorate window(internally/externally) inc replacement of cracked glazing
14. Remove water damaged plaster – re-apply & decorate on completion

Re-line of edge protection

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Neath - Existing Front Elevation

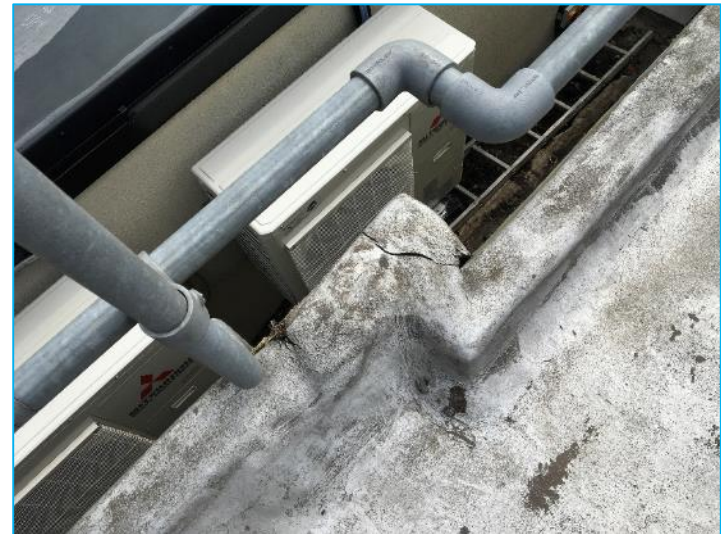


1. Make good, prepare & decorate windows(externally)
2. Make good, prepare & decorate windows(internally/externally) inc replacement of cracked glazing
3. Make good, prepare & decorate Main Entrance Door & framing
4. Address damaged stonework to various locations on front façade inc balustrades, cornices & pilasters
5. Carryout doff clean to stonework on full elevation
6. Remove bird deterrent netting & replace for new to all ledges
7. Make good, prepare & decorate(internally/externally) window inc replacement sill
8. Address cracking to chimney stacks, re-point brickwork & address flaunching's
9. Decorate guttering & RWP's

Appendix: Branch Photos



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Appendix: Project Program

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