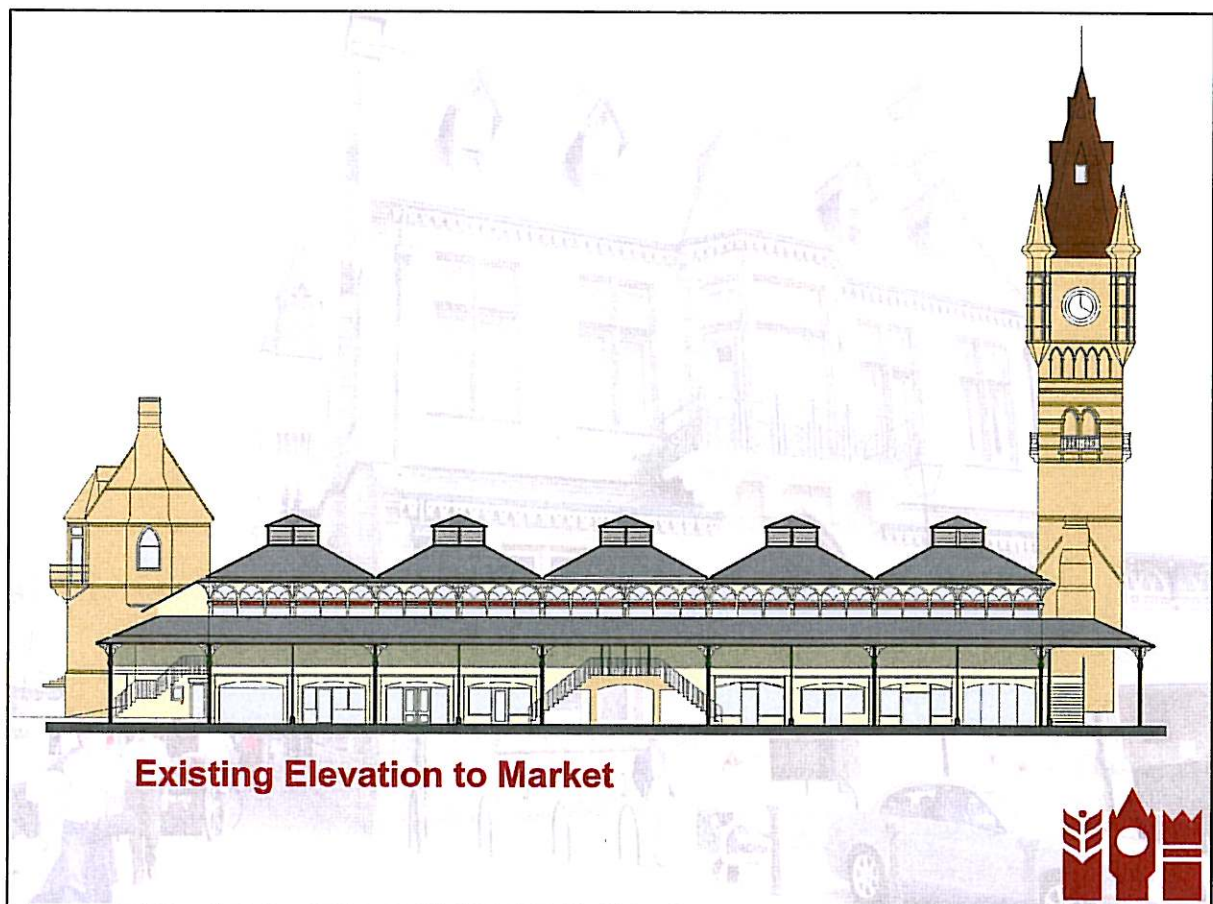
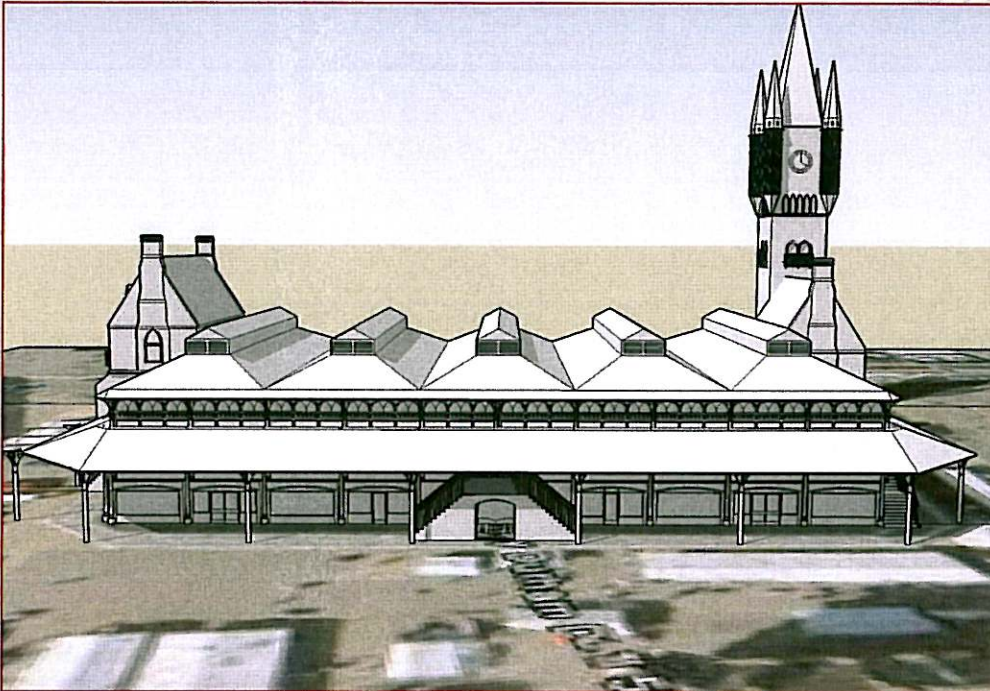
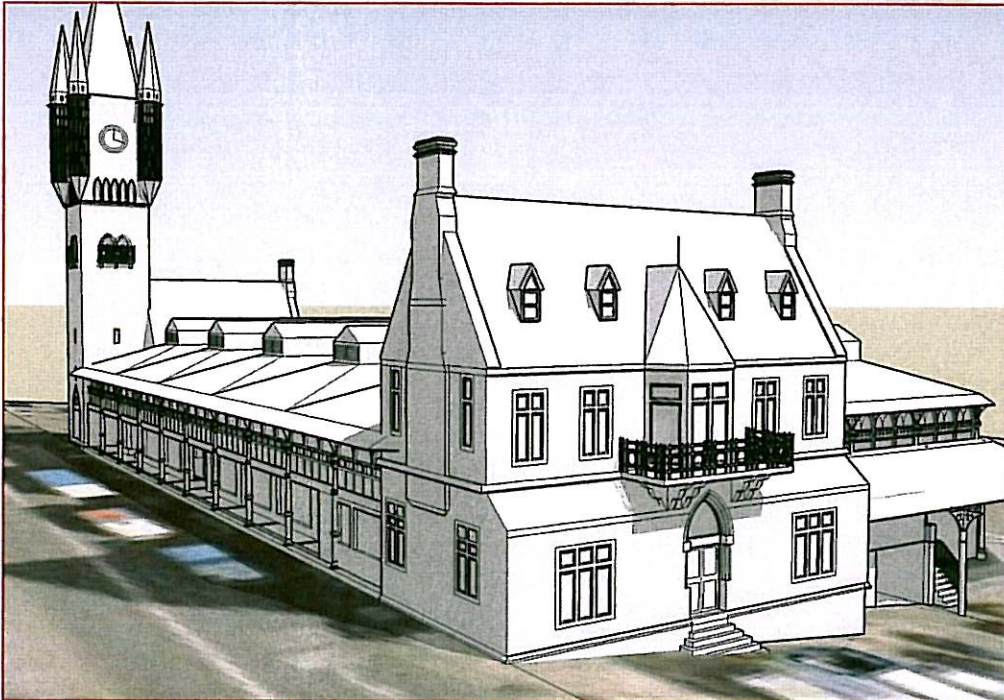


Preliminary Illustrative Design Drawings



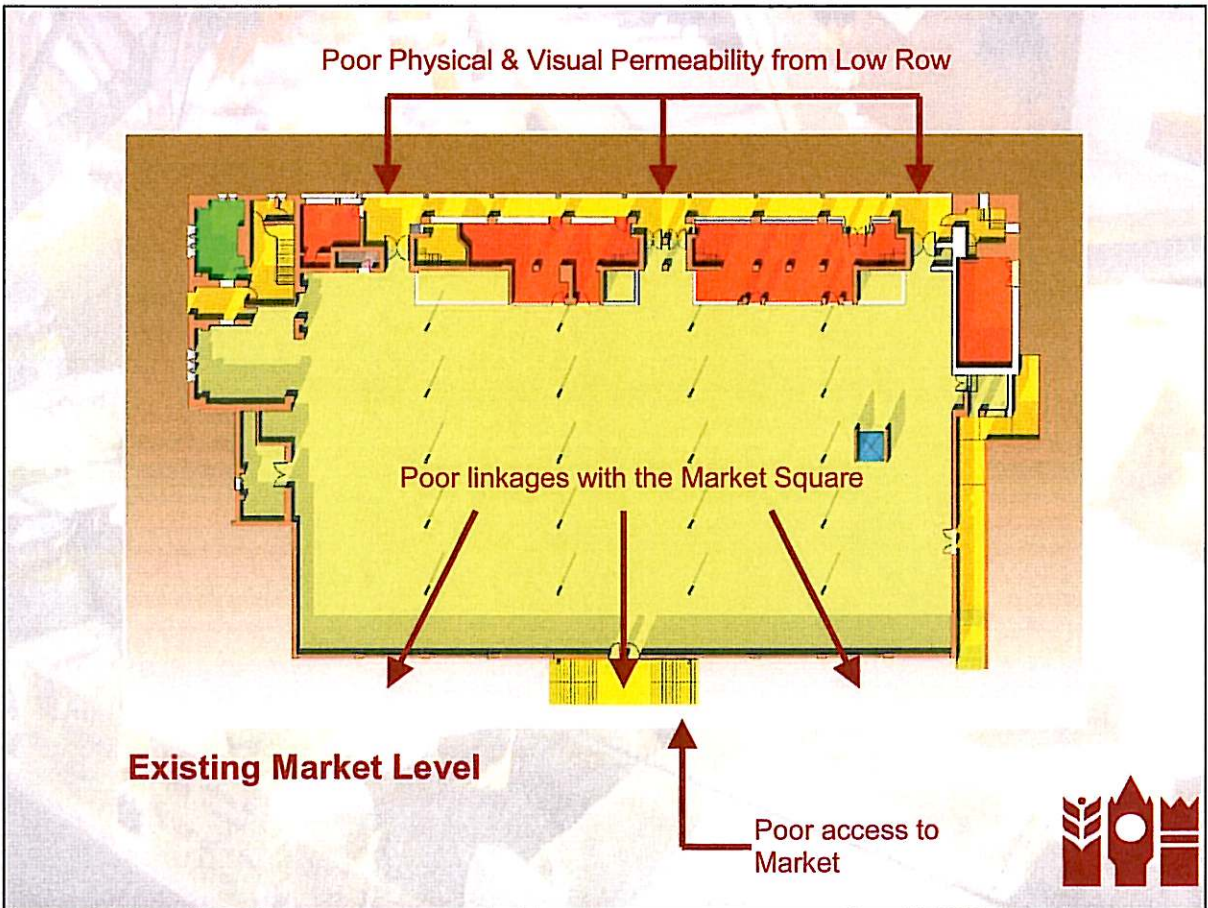
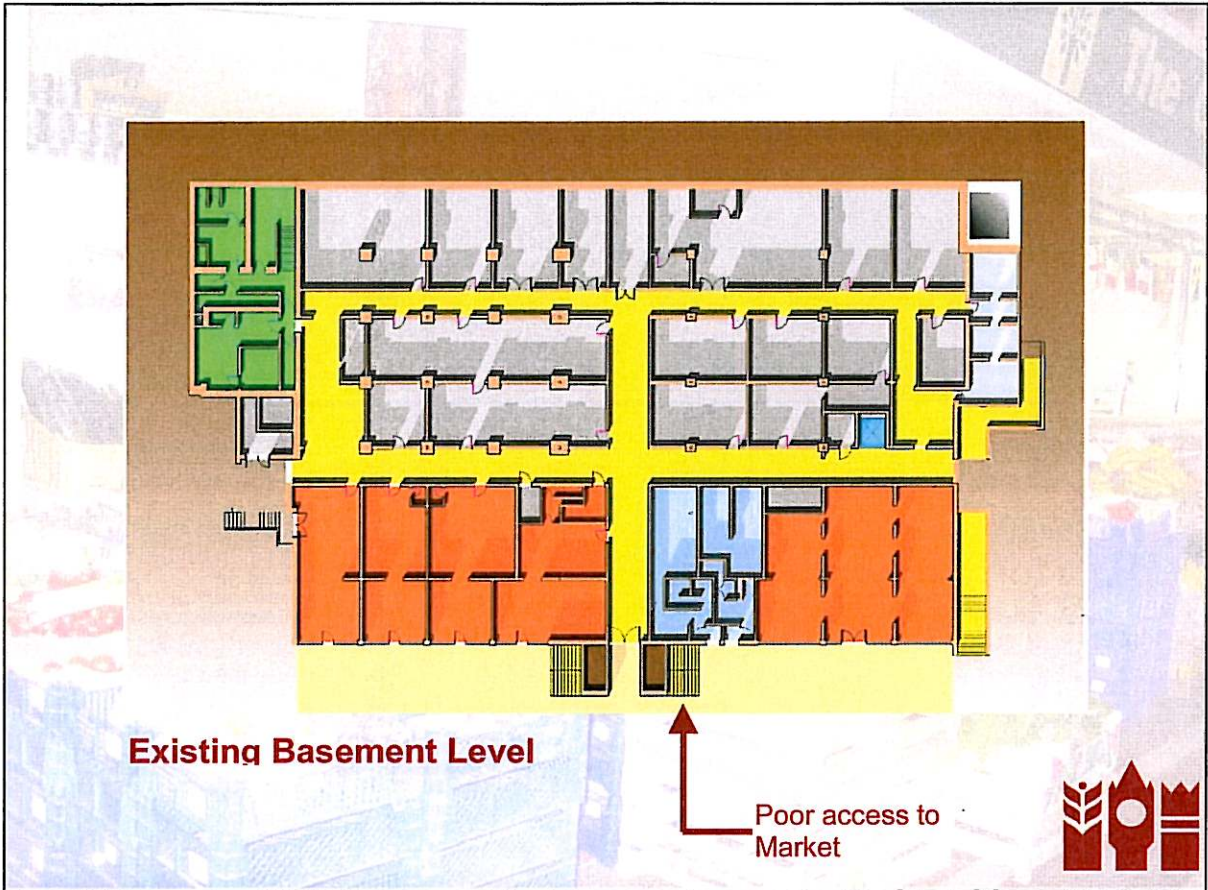


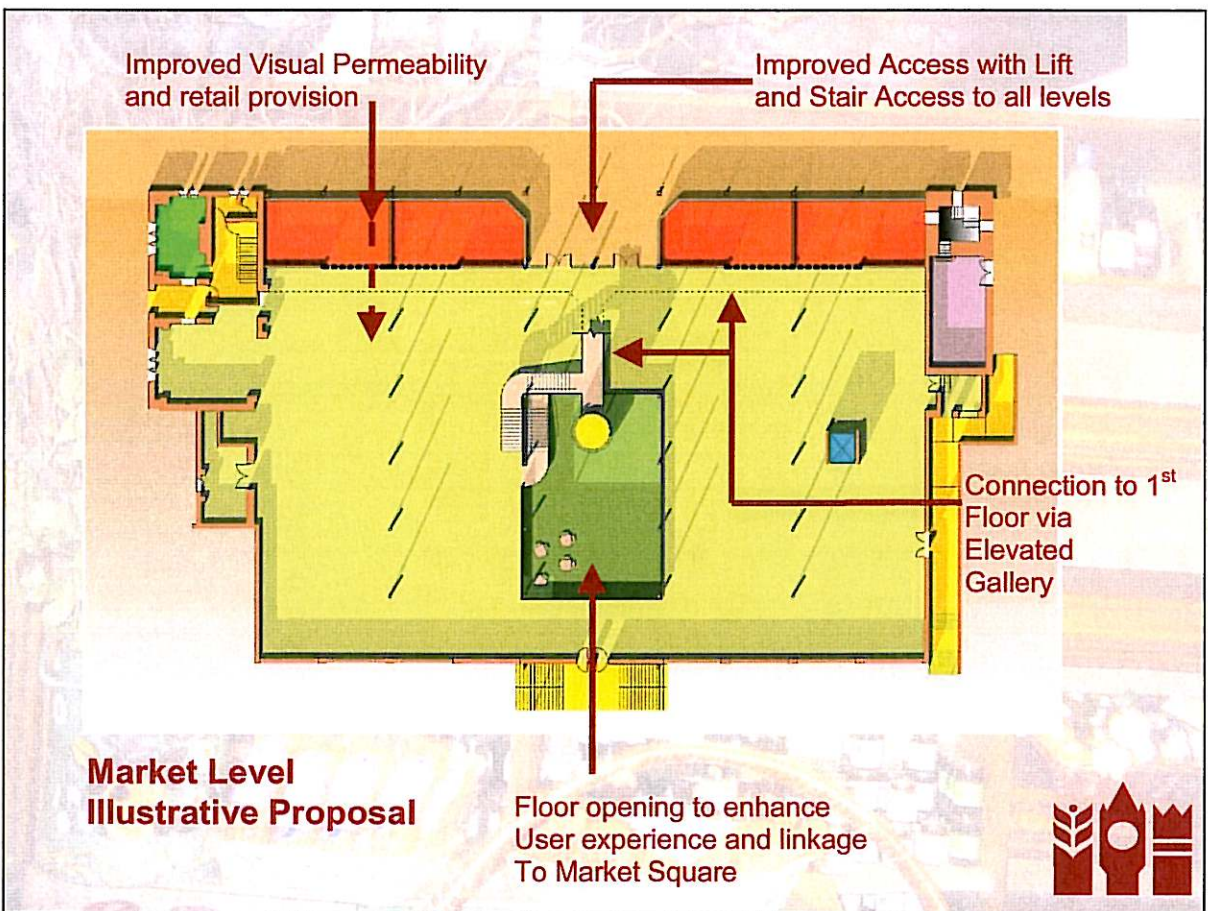
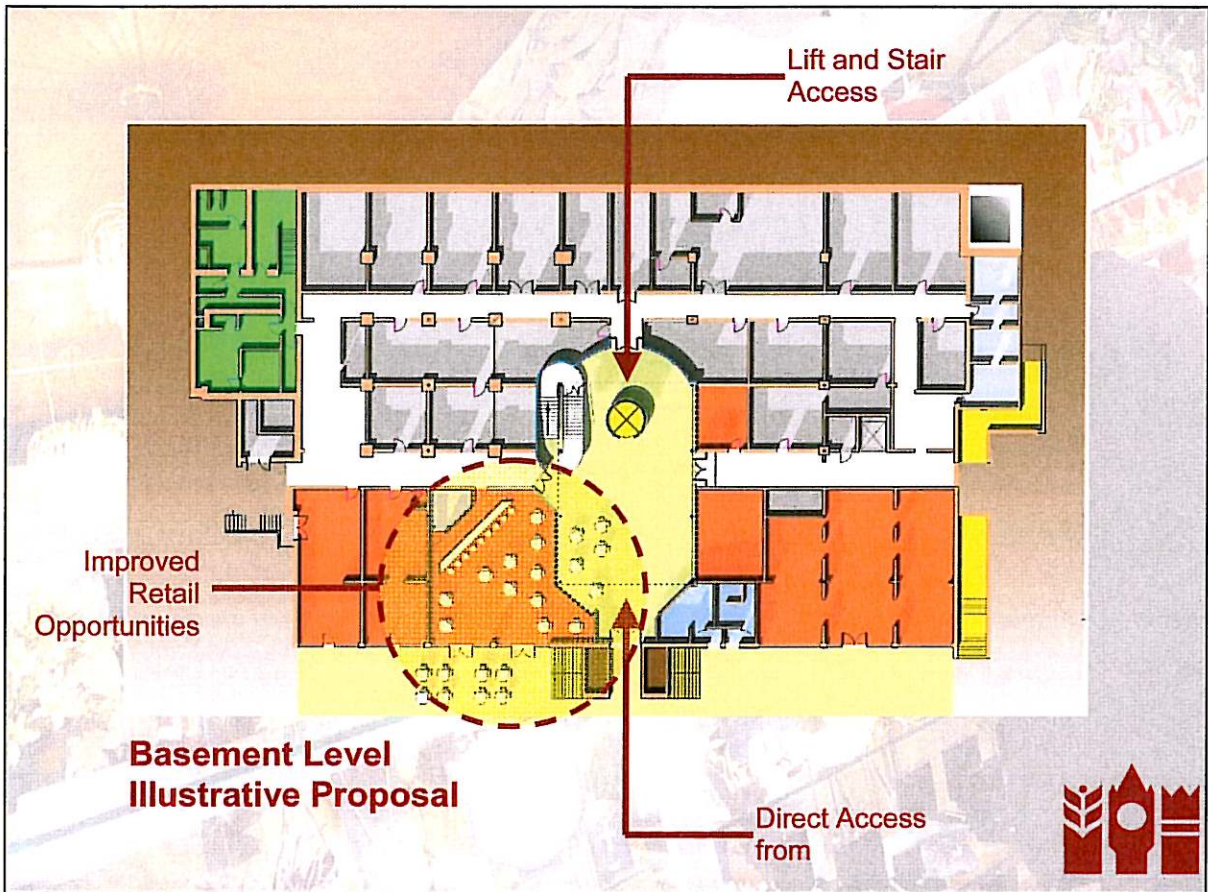
Existing Model View



Existing Model View



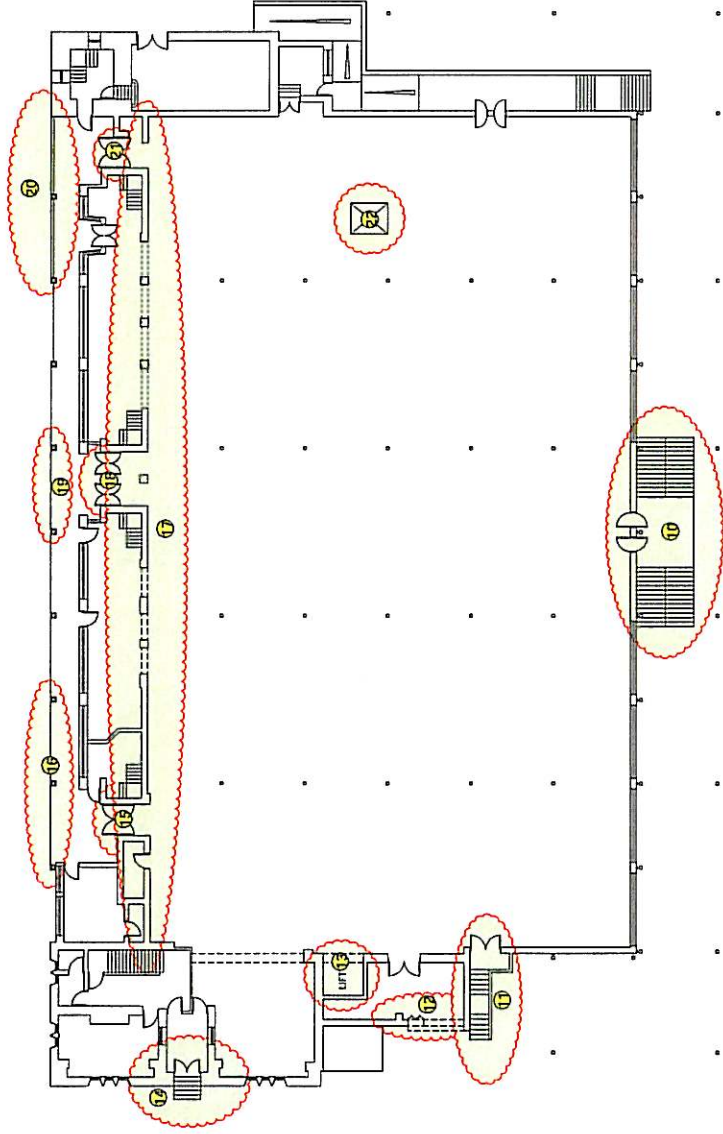




NOTES

Notes:

- ① Main entrance and stairs are not DDA compliant and require to be reviewed, this will include having power assisted doors etc.
- ② Side entrance doors are not DDA compliant and require to be amended to incorporate new handrails and nosing etc.
- ③ Ramp not DDA compliant and requires to be brought up to date.
- ④ Lift to be refurbished to be DDA compliant and could also be extended to allow access to all levels which would include to last part of the old Town Hall.
- ⑤ Building entrance not DDA compliant but only a small amount of work can be done here to help its requirements.
- ⑥ Door requires to become DDA compliant and this can be done with an assisted door access.
- ⑦ Area currently nearly DDA compliant and require minor work to be fully DDA compliant.
- ⑧ Access to shops at the front not compliant to DDA regulations and require to be remodeled to allow Access for All.
- ⑨ Doors currently are not DDA compliant and need to become power assisted.
- ⑩ Entrance requires to be made DDA accessible.
- ⑪ Step access not DDA compliant.
- ⑫ Ramp not DDA compliant
- ⑬ Lift not DDA compliant and could require refurbishment if this is to be reused.



Preliminary

Covered Market
Darlington Borough Council

Ground Floor Plan
DDA Works

Scale: A1:1 A2:1:500	Author: [Blank]	Checked: [Blank]	Date: [Blank]
Drawn: [Blank]	Project: [Blank]	Client: [Blank]	Disc: [Blank]
Issue: [Blank]	Drawn: [Blank]	Project: [Blank]	Disc: [Blank]
Scale: [Blank]	Author: [Blank]	Checked: [Blank]	Date: [Blank]
Drawn: [Blank]	Project: [Blank]	Client: [Blank]	Disc: [Blank]
Issue: [Blank]	Drawn: [Blank]	Project: [Blank]	Disc: [Blank]



Scott Wilson
Architects
100-102 North Street
Darlington, Co. Durham
DL1 1NS

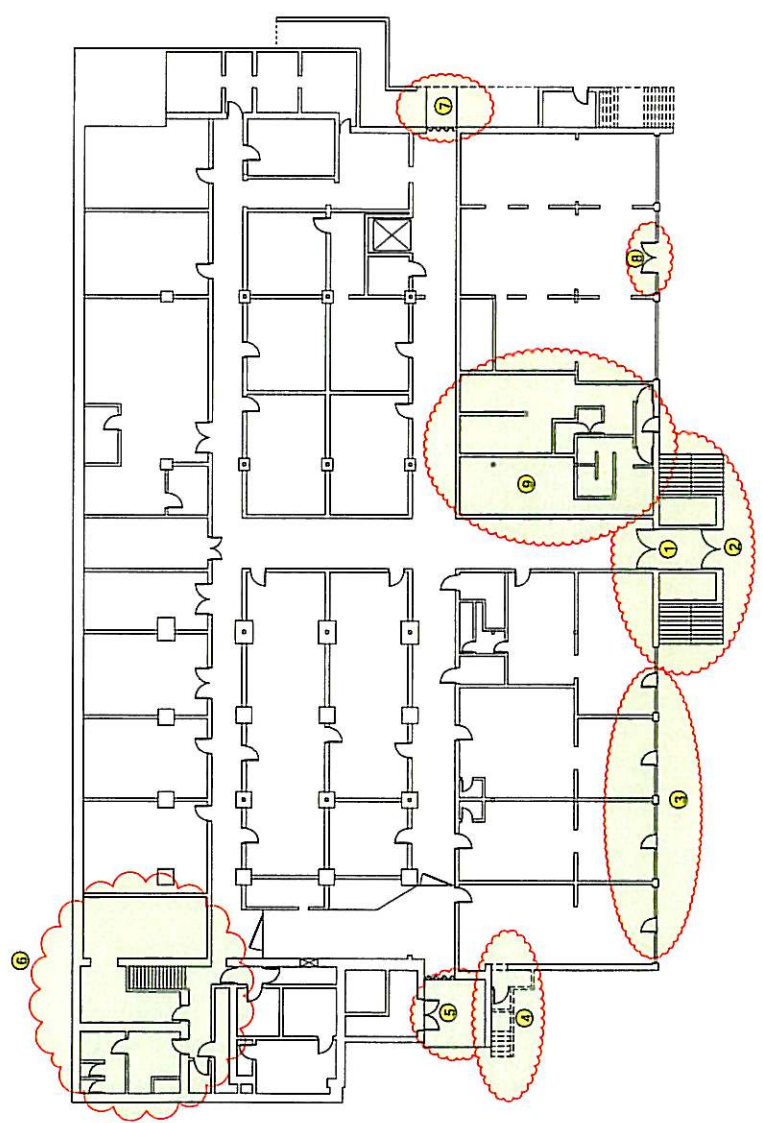
Drawing Number
S105253 - 5011

THIS DRAWING MAY BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. NO OTHER USES SHALL BE USED.

NOTES

Notes:

- 1 Doors do not comply with DDA requirements and require to be replaced.
- 2 Stair access to Ground floor not compliant to DDA Requirements and require new nosing and Handrails etc.
- 3 All shop doors to be made DDA Compliant which could include power assisted opening. Currently they do not comply with DDA regulations.
- 4 Side Entrance door to Upper Market does not comply with DDA requirements and requires to be changed to a power assisted door. Possible option is to remove the door all together as the stair and ramp are currently not DDA Compliant.
- 5 Ramp to side basement entrance does not comply to DDA standards and requires to be made accessible.
- 6 Toilets for market staff do not comply with DDA requirements and require to be remodelled for full DDA requirements.
- 7 Ramp to side entrance does not comply to DDA requirements, this could be left and indicated with signage that it does not comply or it also could be removed as it is currently not used.
- 8 All shop doors to be made DDA Compliant which could include power assisted opening. Currently they do not comply with DDA regulations.
- 9 Public toilets currently do not comply with current DDA regulations. Toilets will be required to be remodelled to comply which will include full new DDA accessible toilets.



Preliminary

Covered Market
Darlington Borough Council

Basement Plan
DDA Works

Drawn by: J1	Checked by: J1	Approved by: J1	Date: July 2018
Scale: 1:50	Scale: 1:50	Scale: 1:50	Scale: 1:50
Project Name: Covered Market	Project No: 105259	Project Ref: S105259-5010	Project Date: July 2018
Stacy Wilson 100% COMPLIANT 100% COMPLIANT 100% COMPLIANT			
Drawing No: S105259-5010	Rev: 1		

Drawing Number: S105259 - 5010

DARLINGTON BOROUGH COUNCIL

COVERED MARKET

Early Cost Advice



Based on :-

1. Briefing by Mr W. Kernohan of Scott Wilson.
2. DDA Report by Scott Wilson (including drawings S105253 - 5010 and 5011).
3. Existing drawings and preliminary sketches (not to scale).
4. Planned Maintenance Schedule dated February 2008 prepared by Billinghamurst George and Partners.
5. Mechanical and Electrical Costs subject to estimate by Scott Wilson (not yet available).

OPTION 1 No Works

£ : p

Cost - Nil

£ -

OPTION 2 Works as set out on DDA Report and in Billinghamurst George schedule including full internal and external redecoration.

2.1	DDA works as Scott Wilson report	685,000.00
2.2	Works on Planned Maintenance Schedule	150,000.00
2.3	Complete redecoration	200,000.00
2.4	Replacement of Market Stalls (DDA report refers)	500,000.00
2.5	Mansafe system to roof	25,000.00
2.6	Mechanical and Electrical Services	1,450,000.00
2.7	Preliminaries and Site Costs	275,000.00
2.8	Contingencies	200,000.00

Total

£ 3,485,000.00

OPTION 3 Full Remodelling

3.1	Remodelling			
	3.1.1	Basement	1,200,000.00	
	3.1.2	Ground Floor	850,000.00	
	3.1.3	New Mezzanine floor	<u>575,000.00</u>	2,625,000.00
3.2	External redecoration			50,000.00
	<u>Carried forward</u>			<u>2,675,000.00</u>

		£ : p
	<u>Brought forward</u>	2,675,000.00
3.3	DDA not included above	300,000.00
3.4	Maintenance Schedule works	150,000.00
3.5	Mansafe system to roof	25,000.00
3.6	Drainage	10,000.00
3.7	Mechanical and Electrical works	1,600,000.00
3.8	Preliminaries and Site Costs	350,000.00
3.9	Contingencies	250,000.00
	<u>Total</u>	£ 5,360,000.00

Exclusions

Professional Fees and Local Authority Charges
 Asbestos Removal
 Fire proofing of existing structure
 Refurbishment of specialist storage in basement
 Shopfitting
 De-canting, removal or re-housing costs

Based on current costs - third quarter 2008.

Iddison, Dodd & Partners
 Chartered Quantity Surveyors
 27 Woodland Road
Darlington
 Co. Durham
 DL3 7BW

20th August 2008