

**Chester Terrace Balustrades**

**Job no. 24509. March 2021. Rev -**

**Notes to be read in conjunction with HPM drawing 24509/SK101 on Demountable Balustrades**

**Benefits**

- Can be demounted to some extent as opposed to complete demolition

**Drawbacks**

- Grout pockets will be visible
- Whilst the balustrade structure will be strong enough to meet current loading requirements, as the retaining wall below has not been strengthened, the overall system will not be strong enough to resist current loading requirements.

**Cost allowances at Initial Installation**

- Additional cost for a different system, incl. stainless steel threaded bars, washers, nuts, lime grout etc.

**Cost allowances for demounting**

- Removal of grout pockets to plinths and copings
- Removal of lime grout
- Contractor's prelims and other costs
- Storage costs

**Cost allowances for Re-Installation on new foundations**

- It is intended that the balustrades will be demounted if signs of movement start appearing. The balustrade is a rigid system, so any movement of the foundation below will cause damage to the balustrade. Allow for damage, say 5% every year for 5 years until the balustrade needs to be demounted – total = 25% damaged elements
- The cost of new retaining walls and foundations have been allowed for elsewhere. Additional costs need to be allowed for:
  - New anchors to the retaining wall below
  - New lime grout
  - New mortar
  - New grouted pockets