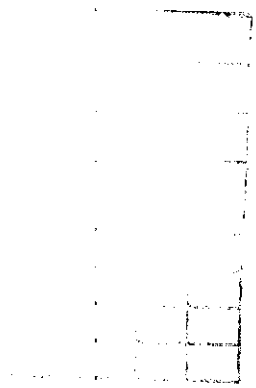
OI



no. 14 Albert Square and nos. 1 – 3 Southmill Street (the Memorial Hall)

OUTLINE SPECIFICATION FOR THE WORKS

May 2006

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This specification is to be read in conjunction with the drawings.

EXTERNAL ELEMENTS

1.0 Repairs to External Fabric

1.1 Refer to Appendix D – Stone Repair Schedule.
Defective areas of existing stonework and brickwork to all elevations are to be repaired.
Redundant signage, alarm boxes etc are to be removed and brickwork/stonework to be repaired as may be required following removal of signs, alarm boxes etc.
Elevations are to be cleaned and repointed with 1:3 hydraulic lime/course sand mix.
Works to be carried out by specialist contractor, Mather & Ellis Ltd, Mosely Road, Trafford Park, Manchester M17 1QA, tel 0161 872 1546.
Proposed repair works are to be carried out in conjunction with consultations with the conservation officer but note that repair works do not require listed building consent and thus do not form part of the listed building consent application.

1.2 Stone steps to Albert Square entrance.
Refer to drawing L(20)030.
Existing non-original terrazzo steps from pavement to front door are to remain.
New stone steps to be added on top of existing to create landing in front of entrance doors. New stone is to match the existing in terms of colour.
Stoneworks to be carried out by Mather & Ellis Ltd.

2.0 New works at Roof Level

2.1 Reinstatement of original chimneys previously removed/lowered.
Refer to drawings L(20)007, L(20)010 and L(20)011.

2.1.1 New chimneys to be constructed along the Southmill Street elevation. Chimneys to be replicas, built off original chimney stacks (previously lowered) that currently stop at parapet level, to the original Thomas Worthington design, in stonework and brickwork to external skin only, all to match existing stonework and brickwork.

2.1.2 Existing chimney to Albert Square to be extended to its original height. Modern additions to be removed and chimney rebuilt to original Thomas Worthington design, in stonework and brickwork to match existing. Original brickwork/stonework at base of stack to be cleaned and repointed as described for repairs to external fabric.

2.2 Existing chimneys.
Refer to drawing L(20)007, note 8.
2 no. existing inactive chimney stacks to be extended above new roof level by approx 650mm, in brickwork to match existing.
Existing coping and pots to be carefully taken down to allow chimneys to be extended, and coping and pots then reinstated on raised chimney.

2.3 Parapet walls adjacent neighbours.
Refer to drawings L(20)006, L(20)007, L(20)010 and L(20)011.
Perimeter walls adjacent neighbouring buildings to be raised in 250mm thick cavity wall construction consisting of 100mm dense blockwork inner leaf, nominal 50mm clear cavity and 102.5mm facing brickwork outer leaf to match County Street brickwork.
Raised walls to be finished with stone parapet coping to match existing.

2.4 Curved wall/roof.
New section of wall/roof to be formed to curved profile, on new support framework, supporting single welted copper cladding, TECU copper rhomboid shingle system or other equal approved, fixed to 12mm WBP ply (2 no. x 6mm layers).

2.5 Flat roof areas.
Refer to drawing L(20)007.
Roof surfaces to be covered with polymer modified asphalt, laid to falls.

2.6 New rooflight.
Rooflight to be installed in new roof over spiral stairs at 4th floor level.
Rooflight to be by Xtralite (Rooflights) Ltd – or other equal approved.
Round rooflight, nominal 1800mm diameter, glazed with double skin clear polycarbonate dome.

3.0 Windows

3.1 Existing windows, ground floor, first floor, second floor, second floor mezzanine.
Refer to Appendix E – Window Repair Schedule.
Existing sash windows are to remain.
Windows are to be refurbished and made fully operational.
New staff beads, parting beads and sash cords are to be fitted.
Damaged timber sections to be repaired.
Existing glazing is to remain unless this is damaged in which case glass is to be replaced with single glazing to match existing.
Window ironmongery to be in stainless steel finish.
Works to be carried out by specialist window renovation contractor, Ventrolla Ltd, 11 Hornbeam Square South, Harrogate, North Yorkshire HG2 8NB, tel 01423 859 323 – or other equal approved.
Windows to be repainted – colour olive green (to be confirmed after consultation and approval of sample by conservation officer).

3.2 County Street second floor.
Refer to drawing L(20)010, note 15.
Existing non-original window to be removed and replaced with new sash window to match existing adjacent original sash window.

3.3 County Street ground floor.
Refer to drawing L(20)010, note 21.
Existing timber window to be refurbished, any defective timber to be repaired.
Existing vents and glazed louvres to be removed and replaced with new glass louvres within new aluminium or similar louvre frames. Existing security bars to be replaced with new to match existing.
Window to be repainted – colour olive green (to be confirmed after consultation and approval of sample by conservation officer).

3.4 Basement windows.
Existing timber pivot windows to remain.
Windows are to be refurbished and made fully operational.
Damaged timber sections to be repaired.
Existing glazing is to remain unless this is damaged in which case glass is to be replaced with single glazing to match existing.
Window ironmongery to be in stainless steel finish.
Window to be repainted – colour olive green (to be confirmed after consultation and approval of sample by conservation officer).

3.5 Pavement light.
Existing lights (currently boarded over) to be carefully removed – existing iron framework is corroded and is to be replaced.
New modern steel framework (equivalent to existing) to be inserted in place of existing. Frames to be infilled with anti-slip laminated glass to same pattern/layout as existing.

3.6 New fourth floor, window to County Street.
New steel window by Jansen, Janisol 600 series thermally broken steel frame– or other equal approved. Frames to be powder coated to a RAL colour – colour to be confirmed/approved.
Window to extend from floor to ceiling.
Window to be glazed with double glazed units, windows and glazing to be designed to comply with part K of the Building Regulations in respect of barrier loadings.

3.7 New fourth floor, windows to Albert Square and Southmill Street.
New steel window by Jansen, Janisol 600 series thermally broken steel frame– or other equal approved. Frames to be powder coated to a RAL colour – colour to be confirmed/approved.
Windows to be facetted to follow curved profile of roof.
Window to extend from floor to ceiling and, with one opening light per window.
Window to be glazed with double glazed units, windows and glazing to be designed to comply with part K of the Building Regulations in respect of barrier loadings.

4.0 External Metalwork

4.1 Grilles in front of basement windows.
Existing iron grilles in front of windows to be carefully taken down to allow access to basement windows. Existing grilles to be refixed using non-ferrous fixings.
Grilles to be rubbed down and suitable prepared for repainting. Grilles to be repainted – colour black.

4.2 Grilles in front of stone balconies, second floor level.
Existing grilles to be refixed in their original locations following completion of stonework repairs to the stone balconies (refer to Appendix D – Stone Repair Schedule).
Missing grille to Southmill Street elevation to be replaced with replica grille to match adjacent originals.

4.3 Handrails to offices entrance.
New free standing steel handrails to be added to the stone steps to the Albert Square entrance – handrails fixed through new stone steps. Steelwork to be painted (colour to be confirmed/agreed).

4.4 Night gates, Albert Square entrance.
New painted steel sliding gates to be installed to the Albert Square office entrance, using the original recess in the stonework. Design of gates to be based on examples contemporary with date of original building, to approval of the conservation officer. Note, no records exist of design of original night gates previously removed.

5.0 External Doors

5.1 Albert Square office entrance doors.
Refer to drawing L(20)030.
Existing timber entrance doors are to be retained.
Doors to be modified – existing top and middle panels and rail between these to be carefully removed. Opening to be prepared to receive glazed units.
Glazing and glazing beads to match existing glazed doors currently located at the bottom of the main stairs (note these door are to be retained but located to new position, refer to drawing L(20)002, note 8.
Doors to be refurbished, rehung and repainted, colour to be confirmed/agreed.

5.2 Southmill Street restaurant entrance.
Refer to drawing L(20)043.
Existing non original doors to be removed but frame is to be retained.
New steel framed fully glazed sliding door to be inserted behind existing timber frame.
Door to be by Jansen, using the Janisol thermally broken steel frame– or other equal approved. Frames to be powder coated to a RAL colour – colour to be confirmed/approved.

5.3 Southmill Street escape doors.
Existing doors to fire escape stairs are to be retained.
Doors to be refurbished and repainted, colour to be confirmed/agreed.

5.4 County Street restaurant service access doors.
Existing doors to be retained.
Doors to be refurbished and repainted, colour to be confirmed/agreed.

5.5 County Street first floor loading doors.
Existing loading bay doors at first floor level to be retained. Door to be refurbished, repainted (colour to be confirmed/agreed) and rehung with doors fixed in the open position.
New fixed light double glazed window to be inserted behind existing opening. Window to be painted, colour olive green (to be confirmed after consultation and approval of sample by conservation officer).

This specification is to be read in conjunction with the drawings.

INTERNAL ELEMENTS

6.0 Ground floor office entrance area.

6.1 Floors.
Floor level raised by 2 no. steps with softwood timber battens/joist laid over existing floor, supporting 18mm WBP ply deck, supporting DPM under natural stone paving laid on full mortar bed. Paving set out to 500 x 500mm grid, stone to match existing.
Floor raised to give +41.82 FFL. Bottom two steps of existing stairs to remain, raised floor construction to be taken over steps.
Two steps to be formed in stone adjacent entrance doors to return floor to existing level.
Matwells to be formed in stone paving (stone surround) with coir matting infill.

6.2 Stairs.
Main stairs to be refurbished. Existing treads to be overclad with smoked oak parquet flooring (samples to be submitted for approval) with Gradus or other equal approved silver anodised extruded aluminium nosings.
Existing handrails to remain, to be refurbished. Existing finish to handrails to be stripped back and handrails restained.
Handrail at bottom of stairs to be cut back and reshaped to suit raised floor level.

6.3 Skirtings.
Existing original skirtings to remain, to be refurbished and repainted. Original skirtings that will be below raised floor area are to be carefully taken off the walls and refitted at new floor level. Where original skirtings no longer exist new skirtings in MDF/softwood to match existing to be used.

6.4 Walls.
Existing plasterwork to remain where walls remain, to be repaired as may be required.
New masonry surfaces to be plastered in 13mm plaster with skim finish.
New plasterboard surfaces to be skimmed.
Walls to be painted, colours to be agreed.

6.5 Doors.
6.5.1 Double doors and screen leading to restaurant unit.
Existing original part glazed doors presently at bottom of stairs to be relocated to new position. Doors to be refurbished and redecorated.
Doors to be set within new hardwood timber frame.
Door to be reglazed with obscure (opaque) fire resisting glass (Pilkington Pyrostop or other equal approved), door rated at FD30S.
Door face to restaurant side only to be faced with flush paint finish panel to match adjacent walls, to discourage unauthorised use. Mouldings on original doors to remain intact – flush fitting panel to be fitted over these and door positioned so that panel is flush with wall restaurant side.
6.5.2 Door to disabled WC.
Existing original door, frame and surround to be carefully lifted to suit new raised floor height. Door to refurbished and repainted.

6.6 Ceilings.
Existing coving to ceiling above entrance area to remain.
Existing lath and plaster ceilings to remain – to be repaired as may be required and reskimmed.
New plasterboard surfaces to be skimmed.
Ceiling surfaces to be painted, colour to be agreed.

7.0 Lift.

7.1 New motor-room-less lift inserted into new lift shaft. Lift doors and lift car finish to be predominantly stainless steel finish.

8.0 Ground floor disabled WC.

8.1 Floor.
Floor level to be raised to suite raised entrance area level, with softwood timber battens/joist laid over existing floor, supporting 18mm WBP ply deck.
Floor to be tiled with ceramic tiles, break bonded.

8.2 Walls.
Walls to be tiled with ceramic tiles, break bonded. Skirting tile or similar used for skirting.

8.3 Ceiling.
Plaster/skimmed surfaces to be painted, colour to be agreed.

8.4 Fittings.
New contemporary disabled WC pack by Armitage Shanks, or other equal approved, to be installed to disabled WC, consisting of white sanitary fittings with chrome or stainless steel taps/rails/accessories.

9.0 Restaurant unit, ground floor area.

9.1 Floors.
New floor finish to be laid over existing floor as part of future tenant fit-out.

9.2 Stairs.
New stone steps to be formed from level access entrance on Southmill Street up to the level of the ground floor.
New spiral staircase down to basement to be fitted as part of future tenant fit-out.

9.3 Skirtings.
Original fragment of skirting to be retained and refurbished. New sections of skirting to be MDF/softwood to profile to match original fragment. Skirtings to be installed as part of tenant fit-out.

9.4 Columns.
9.4.1 Existing cast iron columns to remain. Existing non-original plaster and metal lath fire resisting coatings to be removed and columns protected with intumescent paint to achieve 1 hours fire resistance, with decorative top coat where columns remain exposed/visible.
9.4.2 New steel columns to be protected with intumescent paint to achieve 1 hours fire resistance, with decorative top coat where columns remain exposed/visible.

9.5 Walls.
Existing plasterwork to remain where walls remain, to be repaired as may be required. New internal partitions to be constructed as part of future tenant fit-out.
New masonry surfaces to be plastered in 13mm plaster with skim finish.
New plasterboard surfaces to be skimmed.
New plastering works to be carried out as part of future tenant fit-out.
New Decoration works to be carried out as part of future tenant fit-out.
New balustrade to balcony area to be installed as part of future tenant fit-out.
Mouldings to windows to be retained and refurbished. Mouldings to be repainted, colour to be confirmed following analysis of original colour.

9.6 Doors.
New internal doors to be installed as part of future tenant fit-out.

9.7 Platform lift & dumb waiter.
9.7.1 Platform lift to be installed from level access entrance on Southmill Street up to the level of the ground floor.
9.7.2 Dumb waiter to be installed as part of future tenant fit-out.

9.8 Ceilings.
Existing plasterboard boxing in round beams to be stripped out to expose existing original floor beams. Existing lath and plaster ceiling between beams to be retained, and boarded over with plasterboard where required to stabilise construction. Beams to be coated with clear intumescent fire protection.
New plasterboard bulkheads where required over back-of-house areas to be installed as part of future tenant fit-out.

9.9 Fixtures and fittings.
Bar/servery fittings, counter etc to be installed as part of future tenant fit-out.

10.0 Restaurant unit, basement area.

10.1 Floors.
New floor finish to be laid over existing floor screed as part of future tenant fit-out.

10.2 Skirtings.
New MDF/softwood skirting installed as part of tenant fit-out.

10.3 Walls.
Existing plasterwork to remain where walls remain, to be repaired as may be required. New internal partitions to be constructed as part of future tenant fit-out.
New masonry surfaces to be plastered in 13mm plaster with skim finish.
New plasterboard surfaces to be skimmed.
New plastering works to be carried out as part of future tenant fit-out.
New Decoration works to be carried out as part of future tenant fit-out.
New balustrade to balcony area to be installed as part of future tenant fit-out.

10.4 Columns.
Refer to restaurant unit, ground floor area – columns.

10.5 Doors.
New internal doors to be installed as part of future tenant fit-out.

10.6 Dumb waiter.
Dumb waiter to be installed as part of future tenant fit-out.

10.7 Ceilings.
Existing plasterboard ceiling finishes to be stripped out to expose existing original floor beams and floorboards. Beams and floorboards to be coated with clear intumescent fire protection.
New plasterboard bulkheads/ceilings where required over back-of-house areas and WC areas are to be installed as part of future tenant fit-out.

10.8 Fixtures and fittings.
Kitchen and servery fittings, counter etc to be installed as part of future tenant fit-out.
WC areas to be installed as part of future tenant fit-out.

11.0 Escape stairs.

11.1 Existing areas to remain, to be repaired as may be required and decorated.
11.2 Stairs to be extended with new steel spiral staircase inserted at second floor mezzanine level up to fourth floor.
11.3 New hardwood fame incorporating screen and door to be inserted at second floor mezzanine level to separate minstrel gallery from escape stair route.

12.0 First floor stairs/office entrance area.

12.1 Floors.
Existing floors to be overclad with smoked oak parquet flooring as per stairs.
Shallow ramp to be formed, in timber on top of existing floor, to rise up to level of office area. Ramp to be clad in smoked oak parquet flooring.

12.2 Stairs.
Main stairs to be refurbished. Existing treads to be overclad with smoked oak parquet flooring (samples to be submitted for approval) with Gradus or other equal approved silver anodised extruded aluminium nosings.
Existing handrails to remain, to be refurbished. Existing finish to handrails to be stripped back and handrails restained.

12.3 Skirtings.
Existing original skirtings to remain, to re refurbished and repainted. Where original skirtings no longer exist new skirtings in MDF/softwood to match existing to be used.

12.4 Walls.
Existing plasterwork to remain where walls remain, to be repaired as may be required. New masonry surfaces to be plastered in 13mm plaster with skim finish.
New plasterboard surfaces to be skimmed.
Walls to be painted, colours to be agreed.

12.5 Doors.
12.5.1 Double doors to office unit.
Office entrance doors to be fully glazed hardwood timber doors to be set in hardwood frame. Doors and frame to be painted, colour to be agreed. Doors to be glazed with clear fire resisting glass (Pilkington Pyrostop or other equal approved), door rated at FD30S.
12.5.2 Door to service riser.
New timber door and frame for paint finish.

12.6 Columns.

12.6.1 Existing cast iron columns to remain. Existing non-original fire resisting coatings to be removed and columns protected with intumescent paint to achieve 1 hours fire resistance, with decorative top coat where columns remain exposed/visible.

12.6.2 New steel columns to be protected with intumescent paint to achieve 1 hours fire resistance, with decorative top coat where columns remain exposed/visible.

12.7 Lifting beam.

Overhead lifting beam to lading bay doors to be retained. Steelwork to be refurbished and repainted, colour to be agreed.

12.8 Ceilings.

Cornice at bottom of stairs to be continued upwards, to terminate at loading bay area bulkhead. New cornice sections to replicate original cornice.
Existing arches and mouldings above stairs to be retained, to be refurbished and repainted, colours to be agreed.
Existing lath and plaster ceilings to remain – to be repaired as may be required and reskimmed. New plasterboard surfaces to be skimmed. Ceiling surfaces to be painted, colour to be agreed.

13.0 First floor office unit.

13.1 Floors.

Floor to be raised by nominal 75mm, using 50mm battens secured to existing floorboards, with 25mm WBP ply sheet flooring secured to battens.
Electrical and heating services to run within floor void created.
Ply deck to be left clean and tidy for carpet tile finish.

13.2 Skirtings.

Existing original skirtings where present to be retained but are to be raised to suit new floor level, and are to be refurbished and repainted. To other sections of wall new skirtings in MDF/softwood to match existing to be used.

13.3 Walls.

Existing plasterwork to remain where walls remain, to be repaired as may be required. New masonry surfaces to be plastered in 13mm plaster with skim finish.
New plasterboard surfaces to be skimmed.
Walls to be painted, colours to be agreed.
Area of wall adjacent washrooms to be boxed out to conceal drainage and water pipework for use by tenant for future kitchen area (tenant fit-out).
Mouldings to windows to be retained and refurbished. Mouldings to be repainted, colour to be confirmed following analysis of original colour.

13.4 Doors.

13.4.1 Escape door.

New timber door and frame for paint finish. Door rated at FD30S.

13.4.2 Washroom doors.

New softwood plank doors with softwood frame, all for paint finish, colours to be agreed.

13.5 Columns.

13.5.1 Existing cast iron columns to remain. Existing non-original fire resisting coatings to be removed and columns protected with intumescent paint to achieve 1 hours fire resistance, with decorative top coat where columns remain exposed/visible.

13.5.2 New steel columns to be protected with intumescent paint to achieve 1 hours fire resistance, with decorative top coat where columns remain exposed/visible.

13.6 Ceilings.
Existing plasterboard and fibreboard ceiling to be removed. New plasterboard ceiling to be installed in its place. Bulkhead to be formed to area immediately adjacent to the washrooms.
Cornice to be retained where possible and new cornice created to main area to replicate existing coving where this is missing.
Ceiling surfaces to be painted, colours to be agreed.

14.0 First floor washrooms.

14.1 Walls and floors.
Walls and floors to be tiled with ceramic tiles, break bonded. Skirting tile or similar used for skirting. Rear wall to be lined with IPS panels in Formica/painted timber to conceal service behind.

14.2 Ceiling.
Plaster/skimmed surfaces to be painted, colour to be agreed.

14.3 Fittings.
Floor mounted WC, wall mounted WHB, both in white ceramic, by Armitage Shanks, or other equal approved, with chrome or stainless steel taps/rails/accessories.

15.0 Second floor stairs/office entrance area.

15.1 Floors.
Existing floors to be overclad with smoked oak parquet flooring as per stairs. Shallow ramp to be formed, in timber on top of existing floor, to rise up to level of office area. Ramp to be clad in smoked oak parquet flooring.

15.2 Stairs.
Main stairs to be refurbished. Existing treads to be overclad with smoked oak parquet flooring (samples to be submitted for approval) with Gradus or other equal approved silver anodised extruded aluminium nosings.
Existing handrails to remain, to be refurbished. Existing finish to handrails to be stripped back and handrails restained.
New steel and timber spiral staircase inserted on top of existing floor, rising up to fourth floor. Stair treads to be finished in smoked oak parquet flooring with silver anodised extruded aluminium nosings. New timber handrail added both sides of stairs.

15.3 Skirtings.
New skirtings in MDF/softwood to match existing skirting to stairs, for paint finish.

15.4 Walls.
Existing plasterwork to remain where walls remain, to be repaired as may be required. New masonry surfaces to be plastered in 13mm plaster with skim finish. New plasterboard surfaces to be skimmed.
Walls to be painted, colours to be agreed.

15.5 Doors.
15.5.1 Double doors to office unit.
Office entrance doors to be fully glazed hardwood timber doors to be set in hardwood frame with glazed side screens. Doors and frame to be painted, colour to be agreed. Doors and side screens to be glazed with clear fire resisting glass (Pilkington Pyrostop or other equal approved), door rated at FD30S.

15.5.2 Door to service riser.
New timber door and frame for paint finish.

15.6 Ceilings.
Existing arches and mouldings above stairs to be retained, to be refurbished and repainted, colours to be agreed.
Existing lath and plaster ceilings to remain – to be repaired as may be required and reskimmed. New plasterboard surfaces to be skimmed. Ceiling surfaces to be painted, colour to be agreed.

16.0 Second floor office unit (incorporating second floor mezzanine).

16.1 Floors.
To second floor, floor to be raised by nominal 75mm, using 50mm battens secured to existing floorboards, with 25mm WBP ply sheet flooring secured to battens.
Electrical and heating services to run within floor void created.
Ply deck to be left clean and tidy for carpet tile finish.
To mezzanine level, floor to consist of 25mm WBP ply flooring supported on new softwood joists supported on new steelwork/existing structure.

16.2 Stairs.
New steel and timber open tread stairs inserted into double height space to serve mezzanine level. Treads to be finished with smoked oak parquet flooring with silver anodised aluminium nosings. Handrails to consist of dark timber stained to match the smoked oak flooring.

16.3 Skirtings.
To second floor, existing original skirting along Southmill Street and remaining side of original hall to be retained, to be refurbished and repainted. To other sections of wall existing non-original skirtings to be removed and replaced with new skirtings in MDF/softwood to same height as existing retained skirting, but to plain profile, to indicate shape of original hall.
To mezzanine, new modern painted MDF/timber skirting to be used throughout.

16.4 Walls.
Existing plasterwork to remain where walls remain, to be repaired as may be required. New masonry surfaces to be plastered in 13mm plaster with skim finish.
New plasterboard surfaces to be skimmed.
Walls to be painted, colours to be agreed.
Area of wall adjacent washrooms to be boxed out to conceal drainage and water pipework for use by tenant for future kitchen area (tenant fit-out).
Mouldings to windows to be retained and refurbished. Mouldings to be repainted, colour to be confirmed following analysis of original colour.
Balustrade to mezzanine to consist of 12mm diameter white powder coated steel verticals at 100mm centres, with oak handrail.

16.5 Doors.
16.5.1 Escape door.
New timber door and frame for paint finish. Door rated at FD30S.
16.5.2 Door to store.
New timber door and frame for paint finish.
16.5.3 Washroom doors.
New softwood plank doors with softwood frame, all for paint finish, colours to be agreed.

16.6 Columns.

16.6.1 Existing cast iron columns to remain. Existing non-original fire resisting coatings to be removed and columns protected with intumescent paint to achieve 1 hours fire resistance, with decorative top coat where columns remain exposed/visible.

16.6.2 New steel columns to be protected with intumescent paint to achieve 1 hours fire resistance, with decorative top coat where columns remain exposed/visible.

16.6.3 New posts/hangers supporting mezzanine floor to be protected with intumescent paint to achieve 1 hours fire resistance, with decorative top coat.

16.7 Ceilings.

New plasterboard ceilings, with bulkhead to be formed to area immediately adjacent to the washrooms.
Ceiling surfaces to be painted, colours to be agreed.

17.0 Second floor washrooms.

Refer to first floor washrooms, see 14.0 above.

18.0 Second floor mezzanine stairs/office entrance area.

18.1 Floors.

New floor to be overclad with smoked oak parquet flooring as per stairs.

18.2 Stairs.

To new steel and timber spiral staircase rising up to fourth floor, stair treads to be finished in smoked oak parquet flooring (samples to be submitted for approval) with Gradus or other equal approved silver anodised extruded aluminium nosings. New timber handrail added both sides of stairs.

18.3 Skirtings.

New modern skirtings in MDF/softwood, for paint finish.

18.4 Walls.

Existing plasterwork to remain where walls remain, to be repaired as may be required. New masonry surfaces to be plastered in 13mm plaster with skim finish.
New plasterboard surfaces to be skimmed.
Walls to be painted, colours to be agreed.

18.5 Doors.

18.5.1 Double doors to office unit.

Office entrance doors to be fully glazed hardwood timber doors to be set in hardwood frame with glazed side screens. Doors and frame to be painted, colour to be agreed. Doors and side screens to be glazed with clear fire resisting glass (Pilkington Pyrostop or other equal approved), door rated at FD30S.

18.5.2 Door to service riser.

New timber door and frame for paint finish.

18.6 Ceilings.

New plasterboard surfaces to be skimmed. Ceiling surfaces to be painted, colour to be agreed.

19.0 Fourth floor mezzanine stairs/office entrance area.

19.1 Floors.

New floor to be overclad with smoked oak parquet flooring as per stairs.

19.2 Stairs.
To new steel and timber spiral staircase rising up to fourth floor, stair treads to be finished in smoked oak parquet flooring (samples to be submitted for approval) with Gradus or other equal approved silver anodised extruded aluminium nosings. New timber handrail added both sides of stairs.

19.3 Skirtings.
New modern skirtings in MDF/softwood, for paint finish.

19.4 Walls.
New masonry surfaces to be plastered in 13mm plaster with skim finish.
New plasterboard surfaces to be skimmed.
Walls to be painted, colours to be agreed.

19.5 New glazed screen adjacent to washrooms to consist of hardwood frame, glazed with clear fire resisting glass (Pilkington Pyrostop or other equal approved).

19.6 Doors.

19.6.1 Double doors to office unit.
Office entrance doors to be fully glazed hardwood timber doors to be set in hardwood frame with glazed side screens. Doors and frame to be painted, colour to be agreed. Doors and side screens to be glazed with clear fire resisting glass (Pilkington Pyrostop or other equal approved), door rated at FD30S.

19.6.2 Door to service riser.
New timber door and frame for paint finish.

19.7 Ceilings.
New plasterboard surfaces to be skimmed. Ceiling surfaces to be painted, colour to be agreed.

20.0 Fourth floor office unit.

20.1 Floors.
Floor to consist of 25mm WBP ply flooring supported on new softwood joists supported on new steelwork/existing structure.
Ply deck to be left clean and tidy for carpet tile finish.

20.2 Skirtings.
New modern painted MDF/timber skirting to be used throughout.

20.3 Walls.
New/existing masonry surfaces to be plastered in 13mm plaster with skim finish.
New plasterboard surfaces to be skimmed.
Walls to be painted, colours to be agreed.
Area of wall adjacent washrooms to be boxed out to conceal drainage and water pipework for use by tenant for future kitchen area (tenant fit-out).

20.4 Doors.

20.4.1 Escape door.
New timber door and frame for paint finish. Door rated at FD30S.

20.4.2 Washroom doors.
New softwood plank doors with softwood frame, all for paint finish, colours to be agreed.

20.5 Columns.
New steel columns to be protected with intumescent paint to achieve 1 hours fire resistance, with decorative top coat where columns remain exposed/visible.

20.6 Ceilings.
New plasterboard ceilings, with bulkhead to be formed to area immediately adjacent to the washrooms.
Ceiling surfaces to be painted, colours to be agreed.

21.0 Fourth floor washrooms.

Refer to first floor washrooms, see 14.0 above.