

SCOPE OF WORKS:

Re-plaster Internal Walls:

Preparation:

Prepare substrate by brushing down surface and removing all material & general dust. Allow to fill any voids / indentations prior to applying initial coat.
Allow to carefully remove sand & cement bed for previous tiles to expose brickwork.

Apply Scratch Coat to existing substrate:

Contractor to use Conserv Non-Hydraulic Lime Plaster Base Coat.
www.lime-mortars.co.uk

- Damp down substrate ready for application.
- Incorporate goat's hair (1g/KG) to mix.
- Apply circa 10mm scratch coat.
- Scratch surface in lattice pattern to provide key for subsequent coats.

Allow to dry 1 day per 1mm applied.

Apply Finishing coat to Scratch Coat:

Contractor to use Conserv Hydraulic Lime Plaster base Coat.
www.lime-mortars.co.uk

- Damp down substrate ready for application.
- Incorporate goat's hair (2g/KG) or coir (1g/KG) to mix.
- Apply circa 10mm floating coat and ensure surface is smooth.
- Consolidate floating coat by 'rubbing' up the surface as coat starts.
- Key surface using wooden float with nails.

Allow to dry 1 day per 1mm applied.

Apply Finishing Coat above proposed dado height:

Contractor to use Conserv Hydraulic Lime Plaster Finish Coat.
www.lime-mortars.co.uk

- Lightly dampen surface prior to application.
- Apply 2 - 3 thin layers to achieve no more than 4mm thickness.
- Finish surface trowel to achieve smooth finish.

Note: In different areas of the wall the base, scratch and finishing coat will need to be built up to wall finish to allow for smooth and flat finish to wall once finish coat applied.

Reinstate Access Hatch to B1:

Carefully remove handrails, door & frame and lintel.
Externally remove galvanised steel step.

Reinstate brickwork to Opening:

- Allow to use Imperial size bricks to match existing (sample to be approved).
- Rebuild wall with Conserv NHL2.
- Use stainless steel helical bars to tie in brickwork to existing mortar joints.

External brickwork to reinstate faux window reveal and leave ready to render to stone sill noted below.

Reinstate Stone Sill:

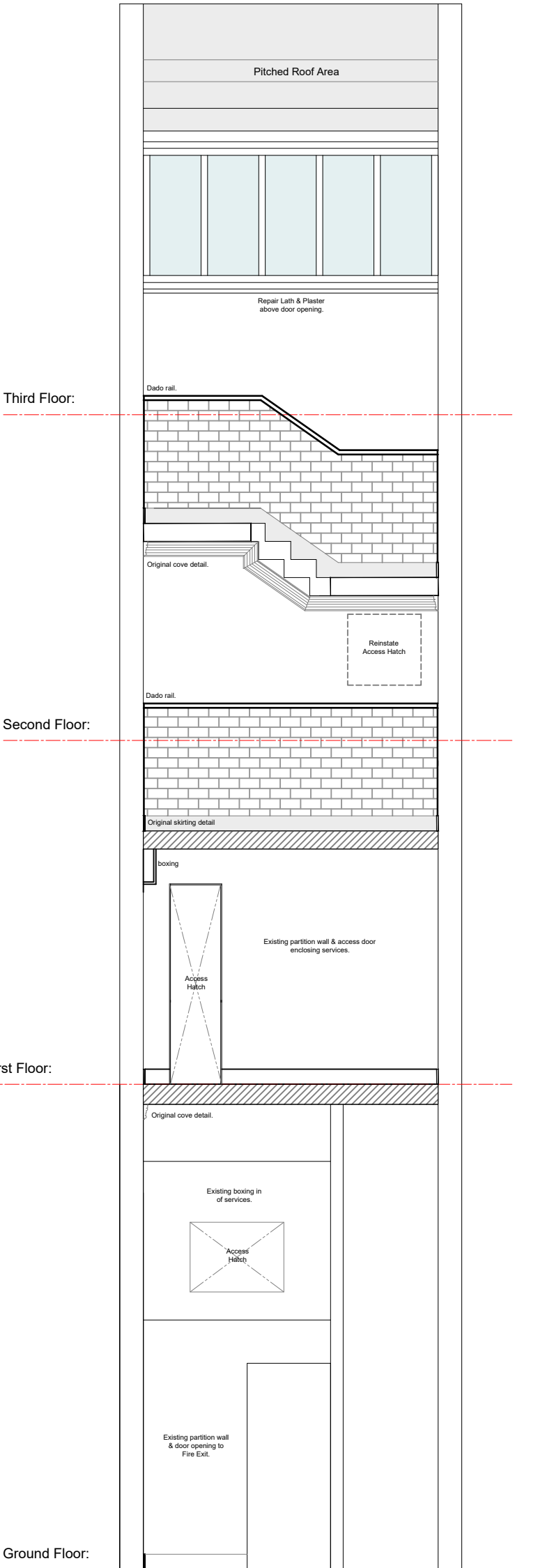
- Allow to piece in stone sill to external face with new reveal.
- Contractor to confirm sill composition - Witton Fell Sandstone tbc.
- Bed new section with lime mortar - Conserve NHL2 Lime Mortar.

Note: Contractor to allow time for mortar to fully cure, 3 months before applying new External & Internal finishes.

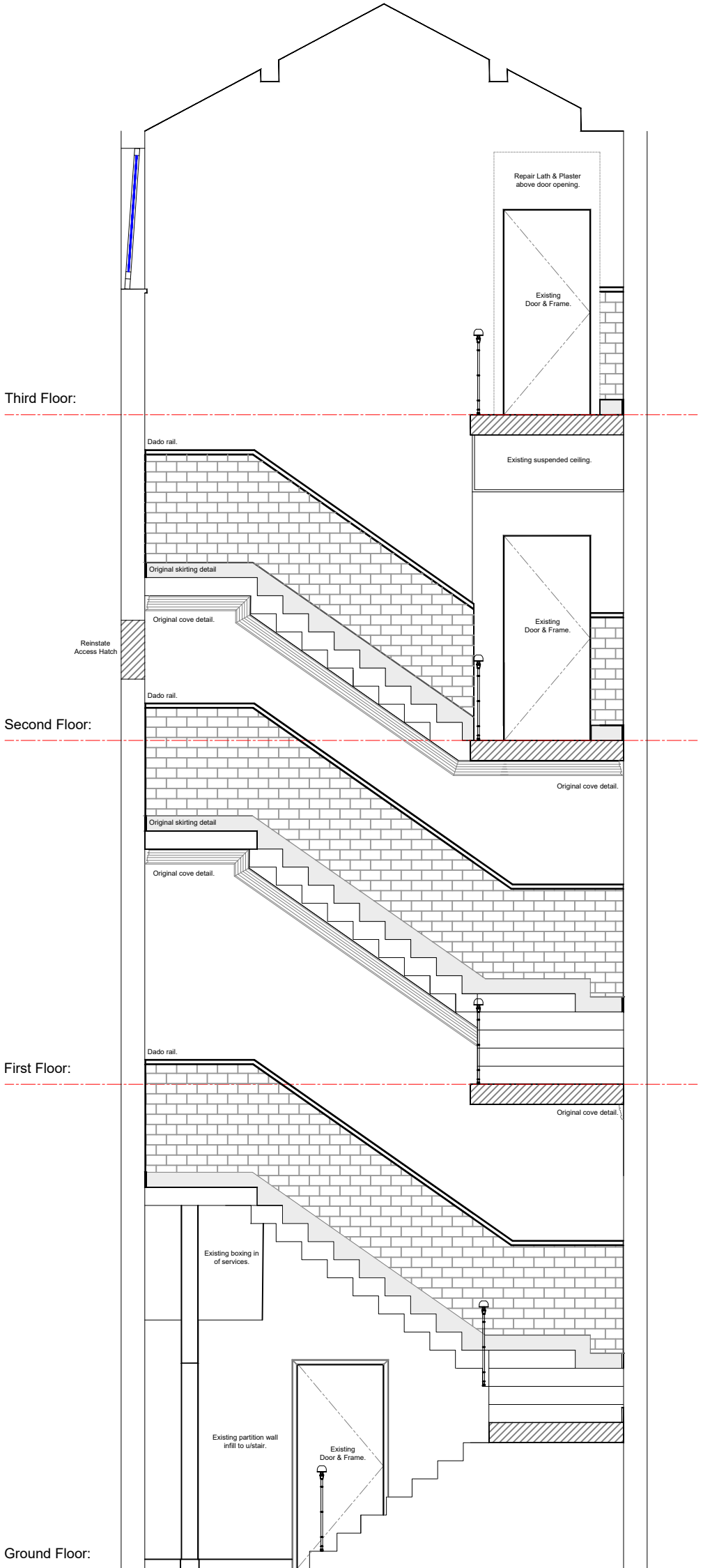
Render & Decorate External Walls:

Confirm specification of existing modern sand & cement mix render to elevation.

- Re-render section of wall with new render, 6-part sand, 1-part cement & 1-part lime.
- Decorate using Dulux Weathershield masonry paint, colour to match existing.



STAIR - Proposed Elevation A.



STAIR - Proposed Elevation B.

Lath & Plaster Repairs:

Allow to replace missing laths from above 2No fire doors see photo ref:5939 & 5940.

- Replace any damaged or missing laths with new Oak or Chestnut.
- Dampen the laths and apply thin coat of Conserv Non Hydraulic Lime Plaster three coat system as for the walls.

Note: Non-hydraulic lime plaster will take 12 months to cure.

Contractor to follow manufacturer's recommendations, including to allow sufficient time for coats to dry before applying the next.

- Allow to cover surface with hessian to prevent drying out too quickly.
- Drying time circa 1 day per 1mm.

Note: Non Hydraulic lime plaster will take circa 12 months to cure.

Contractor to work plaster to existing joinery details as shown Section Detail drawing.

WALL FINISHES TO BE DONE ONCE FULLY CURED.

Ceramic Tiles:

Allow to install new ceramic tiles to lower walls where shown to under-side of dado rail (approx height of 1220mm).

- Metro Brick Flat Gloss Metro Sage 200x100mm wall tile
- Use Ardex X7W flexible adhesive.
- Use Ardex-Flex FS Grout.

Existing Ceramic Tiles to Third Floor Landing:

Refurbish the existing ceramic tiles.

- Allow for cleaning the surface of the tiles.
- Rake out existing grout to a depth of 5mm.
- Re-grout using Ardex-Flex FS grout.

Dado Rail:

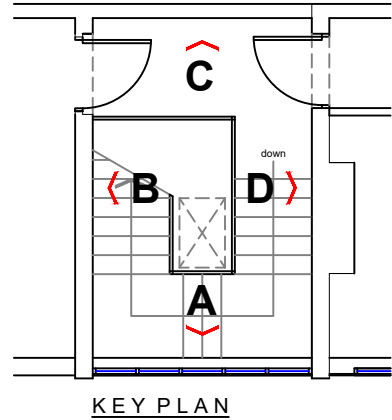
- Apply softwood dado rail to wall, prime and leave ready for decoration.
- Profile of dado rail to match existing as shown on detailed Section Drawing.

Decoration:

Once plaster finish fully cured, allow to decorate with Terrix Paint reference K10030 (part of approved Terrix plaster system)

- Product should be applied in accordance with manufacture's recommendations.
- Drying time between coats to be minimum 6-12 hours and fully cured 10 days.

Do not scale this drawing - In all cases figured dimensions to be followed
All dimensions to be checked on site before work commences
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Rev	Description	Date	Drawn



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Client: **GE Healthcare Pension Trustee Ltd.**

Project: **20 St Ann's Square, Manchester.**

Drawing: **Fire Escape Stairwell.
Proposed Elevations A & B.**

Scale: **1:75 - A3** Drawn by: **SS.**
Date: **11.08.23** Checked by:
Drawing Number: **10A**

