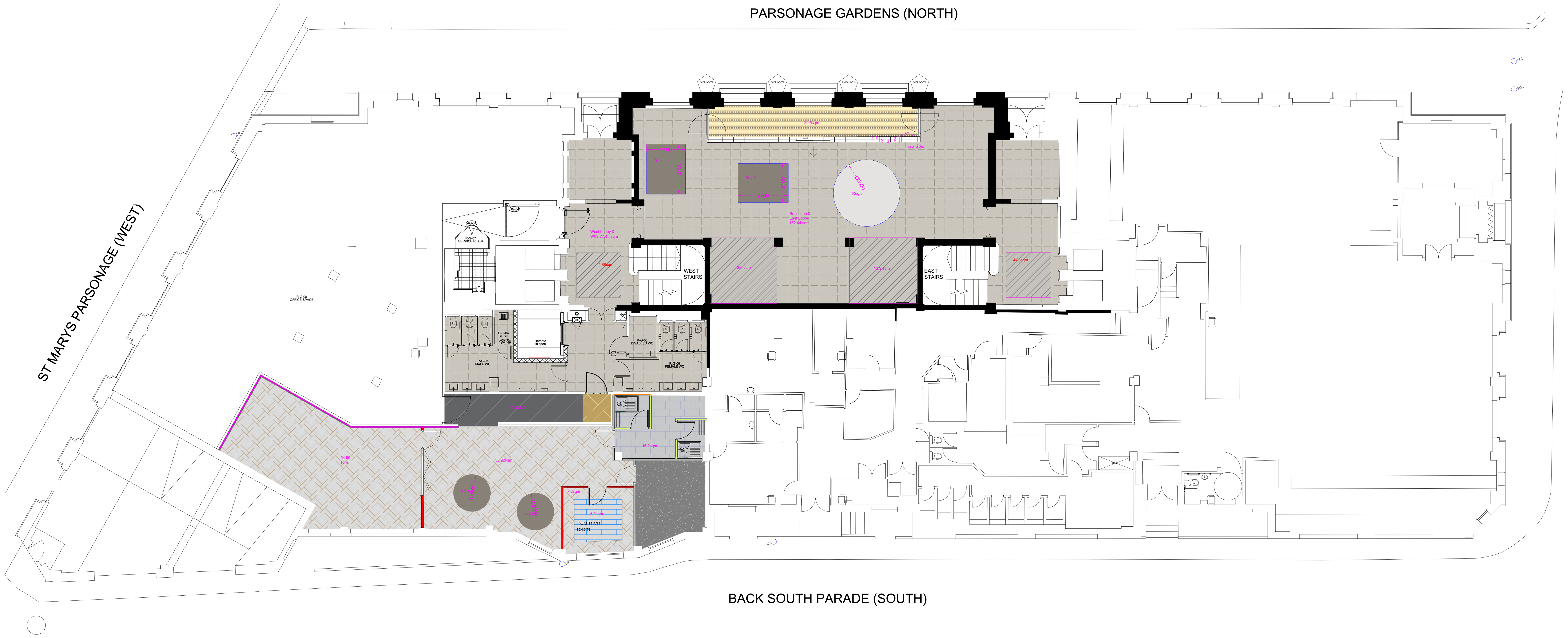
ARKWRIGHT HOUSE



1. Doors to be able to be opened by an easy pulling/pushing force and have clear opening widths in accordance with Table 2, i.e. for existing buildings (constructed pre-2004) with straight on approach 750mm or 775mm at right angles to corridor. For new buildings apply 800mm or 825mm respectively.

2. There should be an unobstructed space of at least 300mm on the pull side of the door between the leading edge and any return wall.

3. Vision panels of doors to have a zone of visibility extending from 500mm to 1500mm above floor level.

4. All doors, door furniture, switches, controls, w.c. floor and wall finishes, sanitary fittings, grab rails, etc. should be visually apparent to users by means of a colour or material contrast with its surroundings.

5. New switch and socket heights to conform to A.D. Part M Paragraph 4.30, typically between 400mm to 1200mm.

6. Manifestation to glazed doors and full height glazed screens to be at two levels (850-1000mm & 1400-1600mm) conforming to A.D. Part M Paragraph 2.24

ALL PROPOSALS SUBJECT TO
HERITAGE/LISTED BUILDINGS APPROVAL
AS WELL AS BUILDING CONTROL.

FLOORING LEGEND

Floor finish 1
New lobby barrier matting:
Forbo Nuway Tuftigard Anodised scraper bars in sand with black rubber inserts

Floor finish 2
New Reception & ground floor lobby tiles
Solus 900 x 900 Pamesa Old Manor Clasico with grid finish (see notes for details)

Floor finish 3
Existing lobby/WC tiles

Floor finish 4
NEW carpet (ramp)
Ege Epoca Pro Beige Grey

Floor finish 5
Existing parquet

Floor finish 6
EXISTING
Mangers office

Floor finish 7
New carpet
Tarkett DessoDesso & Ex - Desso & EX for Home AA08 9512-630 - Broadloom/Rug

Floor finish 8
New reception rugs (free lay on top of base flooring)
Tarkett Desso Rodin D531 9115
2no 2m x 2.7m
1no 3.6m dia
Edging bound colour TBC

Floor finish 9
Wellbeing rugs 2no 2m dia
Ref EGE GIANT MARBLE DARK GREY 0936008
Edging bound colour TBC

Floor finish 10
New treatment room inset flooring
Ege Epoca Pro Beige Grey

Floor finish 11
New Forbo Flotex Bespoke Print - design TBC. Suitable ply/underlay required.

Floor finish 12
New shower flooring
Forbo Safestep Aqua 180482 greige
Ply underlay

NOTE

FLOORING IN LIFTS TO
REMAIN AS IS

Floor trims and diminishing strips to be in brass unless otherwise stated.

Expansion joints to be colour matched to floor tiles, locations as per setting out drawing

Existing flooring to be made good where retained.

Suitable ply/underlay to be installed where required.

0m 2m 4m 6m 8m 10m 12m
1:150

Flooring tiles fixing method

- 3mm grout
- Colour TBC once samples recieved/reviewed, but likely to be Mapei Grout & Schluter expansion joints unless otherwise advised
- Movement joints to be installed as per manufacturers recommendations

Tile joints
Tiles should never be fixed with butt-joints, as an adequate width of joint is necessary for the relief of any local stress.

Tiles should not be fixed using the dot and dab technique.

Minimum grout widths vary by tile facial area, e.g:
For tiles with a facial area <0.1 m2 with no side over 600 mm long, joints should be not less than 2 mm wide.
For tiles with a facial area 0.1 m2 to 1 m2 with no side over 1 200 mm long, joints should be not less than 3 mm wide.

Joints between ceramic panels should be increased pro-rata to panel size (e.g. for 3 m long ceramic panels the recommended minimum joint width between 3 m panels is 5 mm).
Joint widths between the tiles should be consistent throughout the installation unless specified otherwise.

Underfloor heating:
Floors with underfloor heating generally operate below 30ºC. The heating elements are usually incorporated into a suitable sand /cement screed which should be allowed to dry out for a minimum of 3 weeks. The floor should then be brought to the intended surface temperature at a maximum of 5°C per day and maintained at this temperature for 3 days. Once this temperature has been achieved the heating should be turned down slowly to 15°C before fixing the ceramic tiles/natural stone. Allow 28 days after completion before bringing the floor to its operating temperature at 5ºC per day.

Please Note: Proprietary systems may recommend alternative drying times. Anhydrite screeds will require alternative preparation and drying times prior to application of tiles (please see manufacturers' recommendation).

Alternatively,
Proprietary piped undertile heating systems within boards:
Floors with piped undertile heating generally operate below 30°C. The heating pipes should be secured firmly into the pre-cut grooves of the boards before priming with Mapei Eco Prim Grip and encapsulating with a minimum of 5mm of Mapei Ultraplan Renovation Screed 3240 levelling compound. Ensure that the heating pipes are a minimum of 3mm below the surface of the levelling compound. Allow the Mapei Ultraplan Renovation Screed 3240 to dry for 24 hours. The floor should then be brought to the intended surface temperature at a maximum of 5°C per day. Once this temperature has been achieved the heating should be turned down slowly to 15°C before fixing the ceramic tiles/natural stone. Allow a minimum of 21 days after completion before bringing the floor to its operating temperature at 5°C per day.

CHECKED	Date: -	By: -

Revision	Date	By	Note
C	04.12.24	MR	NOTE: SETTING OUT OF EXISTING TILES UNDER GLAZED LOBBY SHOWN
B	11.11.24	MR	NOTE: ADDITIONAL CARPET INSTALL TO RIGHT HAND SIDE STAIRWELL LOBBY IN FRONT OF LIFTS
A	16.8.24	PD	NOTE: TILING CHANGED TO NEW TILES IN RECEPTION, LOBBY & WCS. RECEPTION RUGS UPDATED TO SUIT LAYOUT. GYM FLOORING UPDATED

PROPOSED GROUND FLOORING

CONTROL OFFICE
WWW.Claremontgi.com
T: 01925 284 000
WARRINGTON THE BREEZE, 2 KELVIN CLOSE, BIRCHWOOD, WARRINGTON, WA3 7PB
BRISTOL ORIGIN WORKSPACE, 40 BERKELEY SQUARE, BRISTOL, BS8 1HP

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ALL DIMENSIONS ARE SHOWN IN MILLIMETERS
[SCALING BY LOCAL AUTHORITIES IS PERMITTED]

Claremont

CLIENT: ARKWRIGHT HOUSE

PROJECT TITLE & SITE ADDRESS: ARKWRIGHT HOUSE
Manchester
M3 2LF

DRAWING TITLE: PROPOSED GROUND FLOORING

DRAWING NO	REVISION
E013826 GF 104	C

LEAD DESIGNER	DRAWN BY
PD	PD

DATE	SCALE	PAPER SIZE
12.6.24	1:150	A1

DRAWING STATUS: PRELIMINARY