

GENERAL HERITAGE MANAGEMENT PRINCIPLES

All significant interventions notified and preceded through documentary research and detailed visual and if necessary, physical investigation.

Works will be planned to ensure minimum intervention and disturbance to the fabric of the building. Proposed works will be evaluated and for their potential impact on the fabric of the building and notified accordingly.

Intervention works have been carefully considered and justified in terms of its necessity as a repair, an adaptation which better reveals it's significance, or an enhancement which extends is sustainable use.

Interventions to the fabric which protect or better reveal the buildings heritage will be encouraged, and change which could cause unmitigated harm to the significance of the building will be avoided. Every element of the works will be completed sympathetically by competent operatives with a proven track record of working within a Grade II Listed environment. The project culture of care, consideration and preservation of the buildings heritage will be maintained.

This culture will be administered via contractor selection, induction, and relevant toolbox talks throughout the duration of the project.

If required, the heritage consultant will be engaged as works progress to mitigate any detrimental effect on the heritage components of the building.

Before any works commence, the management team will carry out a review of the work area to understand the building fabric within and adjacent to the space.

METHODOLOGY

Protection of Heritage Items

- Before any works are started a full photographic delapse survey will be undertaken and stored on Procore. All Heritage items will be clearly identified.
- Barriers will be erected around the areas to ensure only relevant contractors are working within the space. Adequate protection to the heritage items will be installed. This will include plywood protection to any heritage flooring along with corex sheeting to cover exposed wall tiles.
- Any ceilings which are exposed will be left untouched and repairs carried out in accordance with the repair strategy.
- Heritage joinery items such skirting, door frames and the like will be protected by corex during removal of other items within the area.
- Where possible, we will sheet off areas prior to commencement.

REPAIR WORKS

Skirting Repairs

Where existing skirting is damaged or beyond repair, we will replace the affected section with a new piece of skirting matching the existing profile.

We will cut and remove the damaged section approximately 100mm either side of it before affixing the new skirting using a nail gun to minimise damage to the wall. Where a nail gun will not suffice, we will carefully pre drill the wall and insert a plug to enable the use of a woodscrew. The screw head will be filled and sanded to ensure a smooth finish ahead of decorations.

Cornice Repairs

Where cornice is missing or damaged we will carefully repair the affected section, starting approximately 100mm either side of the area. The original cementitious build up will be repaired using Fosroc to ensure longevity of the repair. The decorative elements will then be repaired using fibrous plaster to match the approved sample on site.

Wall and Ceiling Repairs

Where a section of wall or ceiling is damaged we will carefully repair the affected section. The original cementitious wall build up will be repaired using Fosroc to ensure longevity of the repair. The final finish will be fibrous plaster to match the existing heritage finish.

METHODOLOGY

Stage 1: Concrete over floor removal

Following inspection of the floor, concrete will be removed from all areas in either one or multiple of the following ways:

1. Use of buffer with screed removal equipment for areas of concrete larger than 1sqft with a thick layer of concrete.
2. Use of sanding equipment for small areas where there is a thin layer of concrete (this is due to previously proven success in removing it by using zirconium abrasives).
3. Use of manual mechanic methods (such as dedicated concrete scrapers and chisels) for small areas with a thick layer of concrete.

All endeavours will be made to keep dust to a minimum through the use of industrial large hoovers on the equipment, as well as dampening the floor prior to using the screeding equipment where possible.

Stage 2: Maintenance of loose flooring

Following inspection, there was discovery of loose flooring. In order to maintain the loose flooring, the team will ensure to remove, clean and glue it back, as well as fit any missing blocks. 24/36 granulation will be used to do the first sanding across all the relevant area(s) to detect any (further) loose flooring.

Where the team member who will be sanding either visually sees or physically feels the flooring move i.e. loose, this will then be marked following which it will be removed and relayed.

On average, expect approximately 2-5% of product will need fitting to close any gaps or amend/strengthen any loose flooring.

Stage 3: Fitting parquet floor

Following inspection upon the area where flooring will require fitting, it was discovered that the bitumen on the floor will need to be removed, prior to fitting the product. This will be done by the same equipment that will be used to remove the concrete from the flooring.

It may not be necessary to remove any bitumen from wooden blocks as Altrincham Flooring supply a glue that is compatible with wood.

Following the bitumen removal, the floor will be primed after which an assessment will be made to ascertain whether it will be necessary to apply latex or not prior to fitting the wood blocks.

Stage 4: Sanding, filling gaps and treating

The floor will be sanded by initially using 24 or 36 granulation paper according to the area requirements and evenness. Wherever permitted, all endeavours will be made to use the less course sanding discs in order to avoid unnecessary loss of the wear layer on the wood blocks.

After the floor has been sanded evenly and cleaned, it will be followed by 40, 60 and 80 granulations after which filler will be applied to the area(s).

Using the fine dust from 80 grit mixed with wood filler liquid (EN-Blanchon resin filler), a paste will be formed which will then be applied with a dedicated trowel over the whole flooring (or as much as is required) to ensure all the gaps are filled, which is generally achieved after 2 - 3 overall applications.

Once the filler has dried, further sanding is required with 100 grit, followed by buffing with 120 grit & cleaning down. This will then leave the floor is ready to have the first treatment applied which consists of one coat of primer (Bona Natural Primer).

After the primer has dried, a process of further buffing with a mesh screen of 150 grit is required to remove the after-effect of grain rise due to the moisture in the primer, followed by 2 coats of lacquer and a final buffing with a mesh screen of 180 granulation before applying the final coat of lacquer (Bona Traffic HD).

Maintenance:

We recommend using dedicated products to prolong the floor life and it's treatments, we have attached our products data sheets and recommendations for your perusal.

DRAWING REGISTER

The documents detailed below are included within this submission.

Drawings

SLH-AN0-P0-00-DR-A-37100-FLOOR-FINISHES-SCOPING-PLAN-LEVEL-00

Revision: CO1

SLH-AN0-P0-01-DR-A-37101-FLOOR-FINISHES-SCOPING-PLAN-LEVEL-01

Revision: CO1

SLH-AN0-P0-02-DR-A-37102-FLOOR-FINISHES-SCOPING-PLAN-LEVEL-02

Revision: CO1

SLH-AN0-P0-03-DR-A-37103-FLOOR-FINISHES-SCOPING-PLAN-LEVEL-03

Revision: CO1

SLH-AN0-P0-06-DR-A-37106-FLOOR-FINISHES-SCOPING-PLAN-LEVEL-06

Revision: CO1

SLH-AN0-P0-07-DR-A-37107-FLOOR-FINISHES-SCOPING-PLAN-LEVEL-07

Revision: CO1

SLH-AN0-P0-08-DR-A-37108-FLOOR-FINISHES-SCOPING-PLAN-LEVEL-08

Revision: CO1

SLH-AN0-P0-09-DR-A-37109-FLOOR-FINISHES-SCOPING-PLAN-LEVEL-09

Revision: CO1

SLH-AN0-P0-10-DR-A-37110-FLOOR-FINISHES-SCOPING-PLAN-LEVEL-10

Revision: CO1

SLH-AN0-P0-11-DR-A-37111-FLOOR-FINISHES-SCOPING-PLAN-LEVEL-11

Revision: CO1

SLH-AN0-P0-12-DR-A-37112-FLOOR-FINISHES-SCOPING-PLAN-LEVEL-12

Revision: CO1

SLH-AN0-P0-13-DR-A-37113-FLOOR-FINISHES-SCOPING-PLAN-LEVEL-13

Revision: CO1

SLH-AN0-P0-14-DR-A-37114-FLOOR-FINISHES-SCOPING-PLAN-LEVEL-14

Revision: CO1

Data Sheets

Bona_TDS_Intense_AU

bona-traffic-hd-tds

EN-blanchon-fichetechnique-ResinFiller

idro_2k_en

tds---bona-craft-oil-2k-eu-2310

tds---bona-natural-eu-2304

Other Documents

sunlighthousefloorsamples