

Restoration Specification

seven.

Client: Ryde Studio
Project: Bartn Arcade - Basement
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REVISION

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1.0 SITE DESCRIPTION

1.1 SITE ADDRESS

Barton Arcade,
Manchester.

2.0 DESIGN PROPOSALS

2.1 OVERALL DESIGN

Seven Architecture have been appointed to act as Conservation Architects to Barton Arcade for repair works to the building fabric and the conversion of the dilapidated basement into a spin studio. With this there will also be a provision of drawings based on architecturally conserving and securing the heritage asset.

3.0 DESIGN STANDARDS

- 3.1 The development as a minimum is to be designed and constructed in compliance with and to conform to the following:
- a. Any planning and listed building consents for the building.
 - b. Any drawings that have been produced in accordance with Building Regulations approval.
 - c. Where reference in this specification is made to compliance with the Building Regulations, it shall be construed to mean compliance with this sub-clause.
 - d. The requirements of the Local Authority, Utility Supply Companies and of competent organisations reporting to the Local Authority, including the Fire Officer requirements.
 - e. British Standards Specifications and Codes of Practice.
 - f. Any relevant Acts, Statutory Instruments and Mandatory Guidelines.
 - g. Joint Code of Practice 'Fire Prevention on Construction Sites' published by the Building Employers Federation and the Loss Prevention Council.
 - h. All Health and Safety Regulations including CDM 2015 Regulations and any subsequent amendments.
 - i. Equality Act 2010 Legislation and all subsequent amendments.

Note: Where reference is made to material specification 'Unacceptable' or 'Deleterious' materials will not be accepted, meaning any material, which by its nature or application contravenes any British Standard or British Code of Practice or E.U equivalent current at the date of incorporation in the works, and/or any material which is not in accordance with good building practice and/or which is generally known to be deleterious at the time of use.

4.0 INTERNAL SPECIFICATION

4.1 DEMOLITION

4.1.1 GENERAL REQUIREMENTS

- 4.1.1.1 Scope: Before starting deconstruction/ demolition work, examine available information, and carry out a survey of:
- the structure or structures to be deconstructed/ demolished, - the site on which the structure or structures stand, and - the surrounding area.
- 4.1.1.2 Report and method statements: Submit, describing: - Form, condition and details of the structure or structures, the site, and the surrounding area.
- 4.1.1.3 Type, location and condition of features of historical, archaeological, geological or ecological importance.
- Type, location and condition of adjoining or surrounding premises that might be adversely affected by removal of the structure or structures, or by noise, vibration and/ or dust generated during deconstruction/ demolition.
- 4.1.1.4 Identity and location of services above and below ground, including those required for the Contractor's use, and arrangements for their disconnection and removal.
- 4.1.1.5 Form and location of flammable, toxic or hazardous materials, including lead-based paint, and proposed methods for their removal and disposal.
- 4.1.1.6 Form and location of materials identified for reuse or recycling, and proposed methods for removal and temporary storage.
- 4.1.1.7 Proposed programme of work, including sequence and methods of deconstruction/ demolition. - Details of specific pre-weakening required.
- 4.1.1.8 Arrangements for protection of personnel and the general public, including exclusion of unauthorized persons. - Arrangements for control of site transport and traffic.

4.1.1 EXTENT OF DECONSTRUCTION/ DEMOLITION

The extent of the demolition works are outlined on the drawings.

4.1.2 BENCH MARKS

Notice should be given if any unrecorded bench marks and other survey information is found. Do not remove marks or destroy the fabric on which they are found.

4.1.3 FEATURES TO BE RETAINED

Existing Building and Historic Fabric is to be retained in its entirety unless specified by the Architect.

4.1.4 SERVICES AFFECTED BY DECONSTRUCTION

Work carried out to or affecting new and/ or existing services. Carry out in accordance with the byelaws and/ or regulations of the relevant Statutory Authority.

4.1.5 LOCATION OF SERVICES

Services affected by deconstruction/ demolition work: Locate and mark positions.

Mains services marking: Arrange with the appropriate authorities for services to be located and marked. -

Marking standard: In accordance with National Joint Utilities Group 'Guidelines on the positioning and colour coding of underground utilities' apparatus'.

4.1.6 SERVICES DISCONNECTION ARRANGED BY CONTRACTOR

Arrange with the appropriate authorities for disconnection of services and removal of fittings and equipment owned by those authorities prior to starting deconstruction/ demolition.

4.1.7 DISCONNECTION OF DRAINS

Disconnect and seal disused foul and surface water drains.

4.1.7.1 LIVE FOUL AND SURFACE WATER DRAINS

- a) Drains and associated manholes, inspection chambers, gullies, vent pipes and fittings should be protected. Normal flow during deconstruction/ demolition should be maintained.
- b) Make good any damage arising from deconstruction/ demolition work. Leave clean and in working order at completion of deconstruction/ demolition work.

4.1.8 SERVICES TO BE RETAINED

Give notice, and notify relevant service authorities and/ or owner/ occupier regarding damage arising from deconstruction/ demolition.

Repairs to services should be completed as directed, and to the satisfaction of the service authority or owner.

4.1.9 WORKMANSHIP

4.1.9.1 Demolish structures in accordance with BS 6187. Operatives should be appropriately skilled and experienced for the type of work. Holding, or in training to obtain, relevant CITB Certificates of Competence.

4.1.9.2 Site staff responsible for supervision and control of work. Experienced in the assessment of risks involved and methods of deconstruction/ demolition to be used.

4.1.10 GAS OR VAPOUR RISKS

Precautions should be taken to prevent fire and/ or explosion caused by gas and/ or vapour from tanks, pipes, etc.

4.1.11 DUST CONTROL

Reduce airborne dust by periodically spraying deconstruction/ demolition works with an appropriate wetting agent. Keep public roadways and footpaths clear of mud and debris.

4.1.12 HEALTH HAZARDS

Protect site operatives and general public from hazards associated with vibration, dangerous fumes and dust arising during the course of the Works.

4.1.13 ADJOINING PROPERTY

Temporary support and protection should be provided. Maintain and alter, as necessary, as work proceeds. Do not leave unnecessary or unstable projections. Report defects immediately on discovery.

Damage should be minimised and repaired promptly to ensure safety, stability, weather protection and security.

4.1.14 DANGEROUS OPENINGS

- (a) Provide guarding at all times, including outside of working hours. Illuminate during hours of darkness.
- (b) Prevent access by unauthorized persons.

4.1.15 ASBESTOS-CONTAINING MATERIALS – UNKNOWN OCCURRENCES

Give notice immediately of suspected asbestos-containing materials when discovered during deconstruction/ demolition work. Avoid disturbing such materials and submit statutory risk assessments and details of proposed methods for safe removal.

4.1.16 UNFORESEEN HAZARDS

Give notice immediately when hazards such as unrecorded voids, tanks, chemicals, are discovered during deconstruction/ demolition. Submit details of proposed methods for filling, removal, etc.

4.1.17 SITE SURFACE AT COMPLETION

Levels: Grade the site to follow the levels of adjacent areas.

4.1.18 CONTRACTOR'S PROPERTY

Components and materials arising from the deconstruction/ demolition work: Property of the Contractor except where otherwise provided.

Action: Remove from site as work proceeds where not to be reused or recycled for site use.

4.1.19 RECYCLED MATERIALS

Materials arising from deconstruction/ demolition work can be recycled or reused elsewhere in the project, subject to compliance with the appropriate specification and in accordance with any site waste management plan.

4.2 POINTING OF BRICKWORK

4.2.1 GENERAL

4.2.1.1 Contractor's attention is drawn to the fact that in some cases the joints between bricks are extremely fine and will demand a great deal of care and attention on site to the preparation, filling and pointing.

4.2.1.1 Pointing should commence from the top of the building and work down.

4.2.2 SAMPLE PANELS

4.2.2.1 The tenderer is to allow for carrying out two test panels each approximately 1 metre square under the direction of the Architect, using the methods described below. Work to the rest of the brickwork should not commence until the test panel has been approved by the Architect. The location of the test panels is to be agreed with the Architect prior to commencement.

4.2.2.2 Tenderer is to allow for several sample mixes using different coloured fine aggregate to obtain a satisfactory colour for the pointing.

4.2.3 PREPARATION

4.2.3.1 All joints are to be raked out to a depth of 25mm using a fine toothed saw blade or hooked knife. Extreme care is to be taken to avoid damage to the arris of the brick. Under no circumstances shall chisel and bolsters be used.

4.2.3.2 Under no circumstances will the use of mechanical tools be permitted (disc cutters etc.)

4.2.3.3 Joints are to be flushed out using clean water until the water runs clear. Where very fine joints are encountered a large hypodermic syringe shall be used to flush the joints.

4.2.4 FILLING AND POINTING

- 4.2.4.1 Mortar is to be as specified on the drawing and in accordance with the Mortar specification.
- 4.2.4.2 The mortar is to be introduced into damp joints and compressed with a purpose made pointing iron/key of approximately 30mm diameter giving a shallow "bucket handle" joint. Mortar is to be thoroughly compacted into the joints.
- 4.2.4.3 Care is to be taken to eliminate lines of mortar occurring on joint intersections, mortar should flow visually from perpendicular to bed joints.

4.3 BRICK REPAIRS

4.3.1 BRICK

4.3.1.1 Walls to be rebuilt should be done to match the historic laying pattern with reclaimed bricks.

4.3.1.2 New bricks shall be sound second hand bricks selected to match existing in size, texture and colour. Samples shall be provided by the Contractor for approval and no work shall commence on the repairs until the sample has been approved in writing.

4.3.2.2 Any bricks that have reduced structural integrity due to spauling to be replaced with reclaimed bricks from site or bricks of a matching type as outlined above. Bricks to be replaced to be agreed and identified on site following the erection of scaffold access.

4.3.2 WATER

Water for the works shall be clean and fresh without pollutants. Where existing water supply is available within the building this may only be used with the Employers permission. In other cases a lockable standpipe is to be erected to the approval of the Local Water Authority.

4.3.3 MORTAR

Shall be lime mortar in accordance with specification.

4.3.4 INSPECTION

4.3.4.1 The Contractor should note that the tender documentation has been prepared based on visual inspection from ground level or from easily accessible parts, without the benefit of access scaffold. Further inspection will be required on completion of the access scaffold and the Contractor is allowed a period of 1 week for inspection and confirmation of the scope of the work in his programme.

4.3.8.2 The Contractor is encouraged to be represented during the inspection in order that he may contribute to any discussion regarding alternative methods of repair.

4.3.5 NOTICE

The Contractor is to give 48 hours notice to the Architect of the completion of the access scaffold to each area.

4.3.6 CONFIRMATION

Confirmation of the scope of the work will be the issue of revised drawings and confirmed by an Architects Instruction following completion of the inspection from the access scaffold.

4.3.7 SCAFFOLD

The Contractor shall ensure that all access scaffold is complete and in accordance with the specification and that handover certificates have been issued before inviting inspection. Inspection will not be carried out if the scaffold is not in accordance with the specification.

4.3.8 PROGRAMME

The Contractor shall provide a programme of work based on the tender drawings before commencement of work on site. This programme shall indicate separately the erection sequence for access scaffold, inspection period, order period and works on site for each area of work.

4.3.9 PROTECTION, STORAGE, CLEANING**4.3.9.1 Protection of Work Area**

Where large areas of masonry repairs are to be undertaken the scaffold is to be fully protected using a translucent non combustible sheet such as Monaflex fixed to the outside of the scaffold.

4.3.9.2 Protection of the Fabric

- (a) Any existing windows are to be protected with ply or particle board, in the areas adjacent to any area of work. Other features identified on the drawings are to be protected from damage.

- (b) Where scaffold is erected internally or where scaffolding penetrates through into the building internal fittings shall be adequately protected.

STORAGE

Bricks should be stored in stacks on battens protected from moisture and freezing. Adequate care is to be taken to ensure that no damage occurs to the bricks during storage or handling.

4.3.10 STORAGE ON SCAFFOLDING

Only bricks for immediate use shall be stored on the scaffold.

4.3.11 PROTECTION OF FINISHED WORK

Protect all work from the weather and to ensure satisfactory curing of the mortar. Protection is to be maintained until completion of all work in that vicinity.

4.3.12 CLEANING OF WORK

4.3.12.1 Keep facework clean and free from staining at all times.

4.3.12.2 Clean off and rub down all brickwork as scaffold is taken down.

4.3.12.3 If acid is used for cleaning down fully protect all windows and other areas liable to damage (e.g. paintwork etc.)

4.3.13 CUTTING OUT OF DEFECTIVE BRICKWORK

4.3.13.1 The areas to be cut out shall be marked on site and approved/confirmed by the Architect prior to commencement of cutting out.

4.3.13.2 The brickwork shall be carefully cut out with chisels taking extreme care not to damage the arrises of adjoining brickwork which may be being retained.

4.3.13.3 Any damage to adjoining areas will be made good at the contractors expense.

4.3.13.4 The area is to be cleared of any mortar, debris etc and any defect in the backing masonry is to be reported to the Architect.

4.3.14 INSERTING NEW BRICKWORK

4.3.14.1 The recess is to be thoroughly cleaned out and the adjoining brickwork is to be moistened to prevent the mortar "snatching".

4.3.14.2 New bricks are to be bedded on a bed of mortar. The mortar is to be prepared as described in this specification.

4.3.14.3 New brickwork is to be installed flush with the face of the building and ensuring that the bed joints and perpend joints are maintained consistent with the existing bricks.

4.3.14.4 The mortar is to be kept back 25mm from the face to facilitate later pointing.

4.3.14.5 Where brickwork is being inserted into worn areas of brickwork the new brick is to be set such that the face is in the line of the original face of the brickwork.

4.3.14.6 Where individual bricks are being replaced ties are not necessary.

4.3.14.7 Where larger areas of brickwork are to be removed then ties will be required to be located at centres as follows:

- a) 900 mm centres horizontally and 450mm centres vertically with rows staggered.
- b) 225 centres vertically within 300mm of any opening.
- c) At closer centres if specified by the Structural Engineer or indicated on the drawings.

4.4 HOT LIME MORTAR

4.4.1 MATERIALS

Existing walls should be repointed in a Hot Lime mortar mix. Any cementitious mortar should be carefully removed using hand tools. No mechanical tools should be used for the removal of cement based mortars.

4.4.2 PRODUCT

POINTING TO MASONRY WALLS TO USE FOLLOWING MORTAR SPECIFICATION:-

Hot Lime mortar mix 1:3 quick lime/sand (Womersley's or similar approved) and well graded sand aggregates from 2.5mm down to 75 microns.

Suppliers to be consulted for variations in aggregates to achieve required distribution and colour. Mixing and usage to be strictly in accordance with suppliers recommendations.

4.4.2.1 MATERIALS

Materials may be obtained from

(or other approved suppliers):

a) Womersley Associates

Walkley Lane

Heckmondwike

WF16 OPG

Tel : 01924 400651

b) Eden Hot Lime Mortar

Edenholme

Great Musgrave

Kirkby Stephen

Cumbria

CA17 4DP

Tel : 01768 341291

c) Lincolnshire Lime

Northfield Lane

Dam Lane

Thornton Curtis

North Lincolnshire

DN39 6XN

Tel : 01469 531227

4.4.1.1 FINE AGGREGATES

All sand shall be to B.S. 1200, non staining clean sharp coarse sand. Sand shall be selected so that when the mortar has dried out the colour will match the colour and texture of the original mortar, unless instructed otherwise in writing by the Architect.

For work requiring very fine joints in the masonry sand grain size may impede filling the joints. In these instances fine stone dust or brick dust should replace the sand as the fine aggregate.

Stone dust shall be selected to match the colour of the stone and graded by sieve to ensure grain size is small enough to allow proper filling of the joints. Samples of stone dust shall be provided to the Architect for comment prior to ordering of materials.

4.4.1.2 TESTING

Existing lime mortar composition to be tested and sample panel prepared for approval.

4.4.2 WEATHER AND PROTECTION

4.4.2.1 COLD WEATHER WORKING

No work involving the preparation of mortar or the laying of stonework shall be undertaken when the temperature is 5 degree centigrade falling or below 4 degrees centigrade when the temperature is rising.

4.4.2.2 PROTECTION

All work is to be protected from the frost and rain with hessian sheets for a minimum of 7 days or until the mortar has cured if longer.

In warm weather the work is to be similarly protected with hessian sheets which should be kept moist at all times to avoid curing occurring too quickly.

4.4.2.3 DAMAGE DUE TO WEATHER

Any work affected by the weather is to be cut out and replaced at the Contractor's expense.

5.0 INTERNAL FINISHES

5.1 CARPENTRY/ TIMBER FRAMING/ FIRST FIXING

5.1.1 TIMBER PROCUREMENT

Timber (including timber for wood based products): Obtained from well managed forests/ plantations in accordance with: - The laws governing forest management in the producer country or countries. - International agreements such as the Convention on International Trade in Endangered Species of wild fauna and flora (CITES).

Documentation: Provide either: - Documentary evidence (which has been or can be independently verified) regarding the provenance of all timber supplied, or - Evidence that suppliers have adopted and are implementing a formal environmental purchasing policy for timber and wood based products.

5.1.2 STRUCTURAL DESIGN PROVIDED

Description: Refer to Structural Engineers design.

Requirements: - Generally: As section B50/B51. - Additional requirements: None.

5.1.3 STRENGTH

GRADING OF TIMBER

Grader: A company currently registered under a third party quality assurance scheme operated by a certification body approved by the UK Timber Grading Committee.

5.1.4 GRADING AND MARKING OF SOFTWOOD

Timber of a target/ finished thickness less than 100 mm and not specified for wet exposure: Graded at an average moisture content not exceeding 20% with no reading being in excess of 24% and clearly marked as 'DRY' or 'KD' (kiln dried).

Timber graded undried (green) and specified for installation at higher moisture contents: Clearly marked as 'WET' or 'GRN'.

Structural timber members cut from large graded sections: Regraded to approval and marked accordingly.

PRODUCTS

5.1.5 UNGRADED SOFTWOOD FOR INTERNAL NONSTRUCTURAL

Quality of timber: Free from decay, insect attack (except pinhole borers) and with no knots wider than half the width of the section.

Surface finish: Sawn generally, regularized for wall battens.

Treatment: - Preservative treatment: Organic solvent impregnation to NBS section Z12 and Wood Protection Association Commodity Specification C8. - Design service life: 40 years. - Fire retardant treatment: Fire retardant impregnation to NBS section Z12 and Wood Protection Association Commodity Specification FR1, Type DI.

5.1.8 WOOD TRIM FOR DECORATIVE FINISHING

Species: to match existing or if new Western Red Cedar - ALL TIMBERS TO BE FSC CERTIFIED.

Standard: To BS 1186-3. - Class: CSH.

Treatment: Organic solvent impregnation to NBS section Z12 and Wood protection Association Commodity Specification C5. - Design service life: 40 years.

Fixing: Two 50 mm lost head nails to each support.

Other requirements: as per relevant drawings.

5.1.9 NON-STRUCTURAL PLYWOOD GENERALLY

Standard: To an approved national standard.

Thickness: WBP 9mm / 12mm / 18mm / 22mm.

Appearance class to BS EN 635: III.

Bond quality to BS EN 314-2: Class 3.

Finish: Unsanded.

Treatment: - Preservative treatment: Organic solvent impregnation to NBS section Z12 and Wood Protection Association Commodity Specification C8. Design service life: 30 years. - Fire retardant treatment: as required.

WORKMANSHIP GENERALLY

5.1.10 WARPING OF TIMBER

Bow, spring, twist and cup: Not greater than the limits set down in BS 4978 or BS EN 14081-1 for softwood, or BS 5756 for hardwood.

5.1.11 SELECTION AND USE OF TIMBER

Timber members damaged, crushed or split beyond the limits permitted by their grading: Do not use.

5.1.12 NOTCHES, HOLES AND JOINTS IN TIMBER

Notches and holes: Position in relation to knots or other defects such that the strength of members will not be reduced.

Scarf joints, finger joints and splice plates: Do not use without approval.

5.1.13 PROCESSING TREATED TIMBER

Cutting and machining: Carry out as much as possible before treatment.

Extensively processed timber: Retreat timber sawn lengthways, thickened, planed, ploughed, etc.

Surfaces exposed by minor cutting/ drilling: Treat with two flood coats of a solution recommended by main treatment solution manufacturer.

5.1.14 MOISTURE CONTENT

Moisture content of wood and wood based products at time of installation: Not more than: - Covered in generally unheated spaces: 24%. - Covered in generally heated spaces: 20%. - Internal in continuously heated spaces: 20%.

5.1.15 MOISTURE CONTENT TESTING

Procedure: When instructed, test timber sections with an approved electrical moisture meter.

Test sample: Test 5% but not less than 10 lengths of each cross-section in the centre of the length.

Test results: 90% of values obtained to be within the specified range. Provide records of all tests.

5.1.16 PROTECTION

Generally: Keep timber dry and do not overstress, distort or disfigure sections or components during transit, storage, lifting, erection or fixing.

Timber and components: Store under cover, clear of the ground and with good ventilation. Support on regularly spaced, level bearers on a dry, firm base. Open pile to ensure free movement of air through the stack.

Trussed rafters: Keep vertical during handling and storage.

5.1.17 PAINTED FINISHES

Skirting timber to be painted, ideally primed as specified before delivery to site.

5.1.18 CLEAR FINISHES

Existing timber within fire compartment to receive a clear intumescent paint: Keep clean and apply as per manufacturer's instructions to achieve the required compartmentation.

5.1.19 EXPOSED TIMBER

Planed timber exposed to view in completed work: Prevent damage to and marking of surfaces and arrises.

5.1.20 ANTI-CORROSION FINISHES FOR FASTENERS

Galvanizing: To BS 7371-6, with internal threads tapped and lightly oiled following treatment.

Sherardizing: To BS 7371-8, Class 1.

Zinc plating: To BS EN ISO 4042 and passivated.

ERECTION AND INSTALLATION**5.1.21 INSPECTION**

GENERALLY

Timber-work: Give reasonable notice before covering up.

5.2 LIME PLASTER TO MASONRY SUBSTRATES

5.2.1 Preparation

This specification to be read in conjunction with the contract terms, conditions and preliminaries.

Thoroughly clean down the substrate to ensure all loose particles and dirt are removed.

Thoroughly dampen down the substrate before application.

5.2.2 Application

Application is generally to take place in three coats. Please note allowances should be made to test existing lime plaster for accurate composition.

Undercoat – apply render coat to dampened down and prepared surface. Render coat is to be reinforced with hair well beaten in, at a rate of 4.5 kg/m³. Coat to be nominally 10mm thick and no more than 20mm thick. Undercoat is to be cross keyed with a lath scratcher to form a pattern of 25mm – 35mm diamonds. Dampen down before application of next coat.

Float Coat – apply over the Undercoat after it has been allowed to fully set (allow 3-4 days). Float coat to be nominally 6mm thick. Float coat to be keyed with a devils float. Check for shrinkage over the first 2 days curing. If any shrinkage cracks appear, dampen down, scour back and re-key to the affected area. Dampen down before application of next coat.

Finishing Coat – apply over the Float Coat after it has been allowed to set for 3-7 days to achieve a smooth finish and finished using a wooden float, to be nominally 3mm thick. No hair required in Finishing Coat.

Apply all renders firmly to exclude any air and excessive moisture. Suction to be carefully controlled at all times.

Re-work coats as necessary to control shrinkage and to achieve a smooth finish in the Finishing Coat.

5.2.3 Weather & Protection

Plasters / Renders made from lime as below to be protected from frost, heavy rain, strong wind or direct sun for a minimum of 96 hours for Hot Lime mixes.

Protect using a Hessian sheet, dampened down as necessary.

5.2.3.1 Apply frost protection if there is any likelihood of frost occurring. Work should not start in frost conditions or with temperatures at 5°C and falling or at 4°C and rising. In working with NHL 2 or in rendering with fine finishing coats, this should be 8°C.

Protection from drying winds or direct sun should be provided by using shading sheets or debris netting on scaffolding.

5.2.3.2 Any work affected by the weather is to be cut out and replaced at the Contractor's expense.

5.2.4 Plaster / Render Mixes

Hair Reinforcement - 4.5kg/m³ horse hair

Render Coat NHL 3.5 1:1.5 ratio, 4mm down well graded aggregate, sharp sand. Hair Reinforcement - 4.5kg/m³ horse hair.

Scratch Coat NHL 3.5 1:2 ratio, 2.5mm down well graded aggregate, sharp sand. Hair Reinforcement - 4.5kg/m³ horse hair

Finishing Coat NHL 3.5 1:2.5 ratio, fine aggregate to be agreed, sharp sand.

All sand shall be to BS 1200, non staining clean sharp coarse sand. Sand shall be selected so that when the mortar has dried out the colour will match the colour and texture of the original mortar, unless instructed otherwise in writing by the Architect. Aggregate / Sand to be sourced from a local quarry to the satisfaction of the Architect.

Hair to be horse hair from an approved supplier, well beaten in to an even distribution, free of lumps and clumps. Hair NOT to be applied to finish coat.

5.2.5 Sample Panels

5.2.5.1 Provide a minimum of 2no. 1m x 1m sample panels in locations to be agreed with the Architect, to be fully representative of the likely finished product.

5.2.5.2 Sample panels to utilise representative materials, to show potential variation in aggregate / sand as agreed with the Architect.

5.2.5.3 No further work to commence until sample panels are approved by the Architect.

5.2.6 Additives

Under no circumstances will the addition of any additives to the plaster be permitted.

5.2.7 Water

Water from the works shall be clean and fresh without pollutants. Where existing water supply is available within the building this may only be used with the Employers permission. In other cases a lockable stand pipe shall be erected to the approval of the local water authority.

5.3 PAINTING/ CLEAR FINISHING

5.3.1 LINSEED PAINT

Where timber paint finishes cannot match the existing linseed oil paint (or equally approved paint) should be used.

Colour: TBC

- Manufacturer: BROUNS & CO, Highfield, Selby Road, Garforth Cliff, Leeds,
LS25 2AG, tel 01423 500694, sales@linseedpaint.com, www.linseedpaint.com

- Product reference: LINSEED PAINT

- Surfaces:

New and existing timber surfaces, interior and exterior

Application on timber:

- Initial coats: 2 coats of shellac knotting primer on knots. Supplier: BROUNS & CO, Highfield, Selby Road, Leeds, LS25 2AG, tel 01423 500694, sales@linseedpaint.com, www.linseedpaint.com.

- Number of coats: 3

- Undercoats: 1 primer coat to the mixture of 50% linseed oil paint, 35% raw linseed oil, 15% Balsam Turpentine.

- Finishing coats: 2: Linseed paint to colour of choice, finished in 2 coats.

Application between mid-March to mid-September, depending on the weather. Application in very thin coats by brush. Paint needs to be worked into the substrate, then laid off using a fine brush. One coat always needs to be dry to the touch before applying a new coat.

Application on existing metal roof trusses:

Number of coats: 4

- Undercoats: 2 primer coats of Linseed Paint Iron Oxide Primer.

- Finishing coats: 2: Linseed paint to colour of choice, finished in 2 coats.

Application between mid-March to mid-September, depending on the weather.

Application in very thin coats by brush. Paint needs to be worked into the substrate, then laid off using a fine brush. One coat always needs to be dry to the touch before applying a new coat.

- CAUTION: any cloths or rags used should be soaked under the tap before throwing in the bin to prevent self-combustion.

5.3.2 EMULSION PAINT

Manufacturer: Contractors Choice

- Product reference: Bathroom paint

- Colour: TBC

- Finish: Smooth

- Suitable for: Bathroom. Application to plasterboard.

Number of coats: As manufacturer recommendations

5.3.3 PREPARATION GENERALLY

- Standard: In accordance with BS 6150.

- Suspected existing hazardous materials: Prepare risk assessments and method statements covering operations, disposal of waste, containment, and reoccupation, and obtain approval before commencing work.

- Preparation materials: Types recommended by their manufacturers and the coating manufacturer for the situation and surfaces being prepared.

5.4 DOORS

5.4.1 DOOR

Manufacturer: Contractors Choice

- Product reference: Single Leaf Internal timber door to provide fire protection of 30 minutes.

- Colour: Primed, paint colour tbc

- Finish: Smooth

- Suitable for: Bathroom.

Number of finishing coats: As manufacturer recommendations

Hinges and Ironmongery: Stainless steel (light or dark grey).

5.4.2 GENERAL

5.4.2.1 SITE DIMENSIONS

Before starting work on designated items site dimensions should be taken and marked up on the appropriate drawings. These measurements should be used to ensure accurate fabrication of the windows. Dimensions of existing openings should not be taken from the drawings to avoid discrepancies in drawing printing and building movement or adaptation.

5.4.2.2 EVIDENCE OF PERFORMANCE

Certification: Provide independently certified evidence that all incorporated components comply with specified performance requirements.

5.4.2.3 CONTROL SAMPLES

A sample of all windows should be produced and presented to the Architect for approval. The fabrication one of each of the windows is necessary in obtaining approval of appearance and quality before proceeding with manufacturer of the remaining quantity.

5.4.2.3 IRONMONGERY

Ironmongery should be installed to match the existing in profile and location if applicable. Where there is limited evidence the Architect should be contacted at the earliest stage for a location to be agreed.

5.4.2.4 STORAGE

All windows delivered to site shall be kept under cover and in conditions to match those where they will ultimately to used.

5.5 FLOORING

5.5.1 INTERNAL FLOOR FINISHES 01

Fabricated underlay: as per details

Flooring roll: Anti slip vinyl flooring. As per client request.

<https://www.moreability.co.uk/accessible-bathroom-design/anti-slip-vinyl-flooring>

5.5.2 INTERNAL FLOOR FINISHES 02

Fabricated underlay: as per details

Flooring roll: Concrete effect vinyl flooring. As per client request.

https://www.leaderfloors.co.uk/faus-industry-tile-8mm-concrete-ultra-matt-waterproof-tile-laminate-flooring-s177222-p84217/s217068?utm_source=google&utm_medium=cpc&utm_term=faus-industry-tile-8mm-concrete-ultra-matt-waterproof-tile-laminate-fl-sku-217068&utm_campaign=product%2Blisting%2Bads&cid=GBP&glCurrency=GBP&glCountry=GB&gad=1&gclid=EAlaIQobChMIhu6YzJGL_wlVF8vVCh3DnAh9EAQYAIAABEgL6BfD_BwE

5.5.3 INTERNAL FLOOR FINISHES 03

Fabricated underlay: as per details

Flooring roll: BeFit Flatline Black Rubber Gym Flooring. As per client request.

[1m x 50cm x 20mm Flatline Black Rubber Gym Flooring | Cannons UK](#)

5.5.4 INTERNAL FLOOR FINISHES 04

Fabricated underlay: as per details

Flooring base layer: Smart-Fit Sprung Dance Floor

<https://www.lemarkfloors.co.uk/smart-fit-sprung-dance-floor/>

Flooring top layer: Multipurpose Fance Floor

<https://www.lemarkfloors.co.uk/harmony-value-dance-floor/>

5.5.5 GENERALLY

All bases must be rigid, dry, sound, smooth and free from grease, dirt and other contaminants before coverings are applied.

Finished coverings must be accurately fitted, tightly jointed, securely bonded, smooth and free from air bubbles, rippling, adhesive marks and stains.

5.5.5.1 SAMPLES:

Before placing orders, submit for approval a representative sample of each type of covering. Ensure that delivered materials match samples.

5.5.5.2 LAYOUT:

Set out sheet coverings so that seams and cross seams are kept to a minimum. Cross seams will not be permitted.

5.5.5.3 EXTRA MATERIAL:

Provide 5% extra of each type of covering to be handed over to the Employer at completion.

5.5.5.4 MARKING:

Ensure that materials are delivered to site in original packing, clearly marked with batch number.

5.5.5.5 STORAGE:

Store materials in a clean, warm, dry, well ventilated place. Keep in original packing until conditioning commences.

5.5.5.6 COMMENCEMENT:

Do not lay materials until building is weathertight, wet trades have finished their work, the building is well dried out, all paintwork is finished and dry, conflicting overhead work completed, and floor service outlets, duct covers and other fixtures around which the materials are to be cut have been fixed. Inform CA not less than 48 hours before commencing laying.

5.5.5.7 CONDITIONING:

Before laying commences thoroughly condition materials by unpacking and separating in the spaces where they are to be laid. Maintain resilient flooring rolls in an upright position, unroll carpet and keep flat on a supporting surface. Minimum conditioning time and temperature to be as recommended by manufacturer. Extend period by a factor of 2 for materials stored or transported at a temperature of less than 10°C immediately prior to laying.

5.5.5.8 ENVIRONMENT:

Before, during and after laying, provide adequate ventilation and maintain temperature and humidity approximately at levels which will prevail after the building is occupied.

PREPARING BASES

5.5.5.9 SUITABILITY OF NEW BASES AND CONDITIONS:

Laying of coverings will be taken as joint acceptance by the Main Contractor and Subcontractor of the suitability of the bases and conditions within any given area.

5.5.5.10 SUITABILITY OF EXISTING BASES AND CONDITIONS:

Before commencing work the subcontractor must confirm (through the Main Contractor) that existing bases will, after the specified preparation, be suitable to receive the specified coverings.

Laying of coverings will be taken as further acceptance of the suitability of the bases and also of the conditions within any given area.

5.5.5.14 EXISTING FLOOR COVERING TO BE OVERLAID:

Existing flooring should be preserved as it is onsite. It should be clean and free from debris. All flooring should be soft laid over the top of the existing flooring and not fixed directly to existing tiled finishes.