

	DESCRIPTION	QTY / AREA	UNIT	RATE (£)	COST (£)
	SCOPE OF WORKS <u>Reinstate walls to fire exit staircase</u> Specification to be read inconjunction with the following drawings: - C&W Drawing 07 Fire Stair Plans - C&W Drawing 09 Fire Stair Tiling Details - C&W Drawing 10 Stair Prop Elevations - 2no. Drawings - C&W Drawing 12 Fire Stair Proposed Tiling Details Services Allow to isolate and remove services from the surface of the wall. - NB emergency lighting and fire alarm to be protected during the works and function out of hours. Reinstate Access Hatch to B1 Allow to carefully remove handrails, door and door frame and lintel. Externally remove galvanised steel step. <u>Reinstate brickwork to opening</u> - allow to use reclaimed imperial sized bricks to match existing - sample to be approved - Rebuild wall with lime mortar – Conserv NHL2 Lime mortar - use stainless steel helical bars to tie in brickwork to existing mortar joints. Externally brickwork to reinstate faux window reveal and leave ready to render to stone sill noted below. <u>Reinstate stone sill</u> Allow to piece in stone sill to external face with new reveal. - Witton Fell Sandstone or similar to be approved - bed new section is with lime mortar - Conserv NHL2 Lime mortar NB Contractor to allow time for mortar to fully cure - 3 months - before apply new external and internal finishes. <u>Render and decorate external walls</u> Make good to wall with render to ensure smooth and flush finish with existing render. - allow to re-render section to wall with render: 6 part sand: 1 part cement: 1 part lime - allow to decorate using Dulux Weathershield masonry paint - colour to match existing. Replaster internal walls <u>Preparation</u> Prepare substrate by brushing down surface and removing all loose material and general dust. Allow to fill any voids/deep indentation prior to applying initial coat. - allow to carefully remove sand & cement bed for previous tiles to expose brickwork. <u>Apply scratch coat to existing substrate</u> 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 (2g/KG) or coir (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 <u>Apply floating coat to scratch coat</u> 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 and - consolidate floating coat by 'rubbing' up the surface as coat starts				

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	- key surface using wooden float with nails Allow to dry - 1 day per 1mm applied <u>Apply finishing coat above the proposed dado rail height</u> Contractor to use Conserv Hydraulic Lime Plaster Finish Coat. www.lime-mortars.co.uk - lightly dampen surface prior to application - apply in 2-3 thin layers to achieve no more than 4mm thickness - finish surface with trowel to achieve smooth finish. NB In different areas of the wall the base scratch coat and floating coat will need to be built up wall finish to allow for smooth and flat finish to wall once finish coat applied. <u>Lath & Plaster repairs</u> Allow to replace missing laths from above 2no. Fire doors - see photos IMG 5939 & 5940. - replace any missing or damaged 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. NB Non-hydraulic lime plaster will take circa 12 months to cure. Contractor to follow manufacturer's recommendations, including allow sufficient time for coats to dry before apply the next. - allow to cover surface with hessian to prevent drying out too quickly. - drying time circa 1 day per 1mm. NB Non-Hydraulic lime plaster will take circa 12 months to cure Contractor to work plaster to existing joinery details as shown on C&W Drawing 09 Wall finishes (to be done once wall fully cured) <u>Ceramic Tiles</u> Allow to install new ceramic tiles to base of wall to height of 1220mm. - Metro Brick Flat Gloss Ash Grey 200x100mm wall tile - use Ardex X7W flexible adhesive - use Ardex-Flex FS grout <u>Dado rail</u> Apply softwood dado rail to wall, prime and leave ready for - profile of dado rail to match existing as shown on C&W Drawing 09 Decoration Once plaster finish fully cured, allow to decorate with breathable clay paint: Earthborn Clay paint - colour tbc - Product should be applied in accordance with manufacturers recommendations - NB drying time between coats 6-12 hours and fully cured after 10 days. Existing ceramic tiles for 3rd Floor landing. Refurbish existing ceramic tiles - allow to clean off surface of ceramic tiles. - rake out existing grout to depth of 5mm - re-grout using Ardex-Flex FS grout Reinstate services Allow to reinstate services to wall				
	To Collection				